



Legislation Text

File #: ID 21-0526, **Version:** 1

EC Properties Special Exception Request - 1728 US Hwy 14

Summary:

EC Properties is requesting a special exception use for a contractors shop and storage yard in the Joint Jurisdiction Business JJ-B3 heavy district.

The property is located just west of the US 14 interchange west of Brookings. The property was recently rezoned to Joint Jurisdiction JJ-B3 which allows contractors shops and storage yards by why of special exceptions by the Board of Adjustment.

The applicant has recently replatted the property and opened up space for their own business plus additional space to rent to another contractor. A storage yard will be needed for one or more of the businesses.

Adjacent properties to the east and west include similar JJ-B3 zoning districts with similar uses. The property to the north is zoned Joint Jurisdiction JJ-A Ag district. The property is bounded by US Hwy 14 to the south.

Recommendation:

Staff recommends approval of the special exception request with the following conditions:

- Such uses shall screen all outdoor storage from adjacent properties
- Service vehicles shall be localized in an area on the lot which will minimize the impact upon adjacent uses
- Any lighting of the storage yard shall not cause a glare onto residential properties

Attachments:

Notice
Application
Aerial Map
Zoning Map
Site Plan