



Legislation Text

File #: ID 23-0102, **Version:** 1

Brookings Marketplace Initial Development Plan

Summary:

Ryan Companies US, Inc. has submitted an Initial Development Plan (IDP) for a Planned Development District (PDD) located on Block 9 of Wiese Addition, near the I-29/6th Street interchange. The applicant has submitted a corresponding request to rezone the PDD from a Business B-4 highway underlying district to a Business B-2 underlying district. The IDP lays out the proposed phasing of the development as well as requested variations from zoning regulations.

Recommendation:

Staff and the Development Review Team recommend approval with the following conditions:

Signage:

Shared Pylon Sign (#1) max size = 300 square feet / max height = 60 feet

Shared Pylon Sign (#2) max size = 300 square feet / max height = 60 feet

Shared Monument Sign* max size = 170 square feet / max height = 11 feet

*Further permission must be granted by the City prior to sign permit approval.

Additional Signage:

Lot 1

Wall signage = max 15% of wall area

Non-wall signs = max 400 square feet

Individual signs = max 240 square feet

Height = max 60 feet

Outlot B

Wall signage = max 15% of wall area

Non-wall signs = max 600 square feet

Individual signs = max 240 square feet

Height = max 60 feet

Limit 1 additional sign along 6th Street and 1 additional sign along Lefevre Dr.

Outlot C

Wall signage = max 15% of wall area

Non-wall signs = max 400 square feet

Individual signs = max 240 square feet

Height = max 60 feet

Limit 1 sign along 6th Street / Interstate 29

Outlot D

Wall signage = max 15% of wall area

Non-wall signs = max 200 square feet

Individual signs = max 160 square feet

Height = max 60 feet

Outlot E

Wall signage = max 15% of wall area

Non-wall signs = max 600 square feet

Individuals signs = max 160 square feet

Height = max 30 feet

****All additional regulations set forth in Chapter 94, Article VI, Division 5 - Signs shall apply.**

Attachments:

Planning Commission Memo

Legal Notice

Location Map

Initial Development Plan

Project Narrative