

STAFF REPORT

June 29, 2000

PCD #00PD026 - Major Amendment to a Planned Commercial Development to change building footprint and parking

ITEM 19

GENERAL INFORMATION:

PETITIONER	Dream Design for Century Resources, Inc.
REQUEST	PCD #00PD026 - Major Amendment to a Planned Commercial Development to change building footprint and parking
LEGAL DESCRIPTION	Lot 2 and the East 236.12 feet of Lot B Revised of Block 14 and 15 of South Boulevard Addition, Section 12, T1N, R7E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.5 Acres
LOCATION	At the intersection of Saint Anne Street, Sixth Street, and Flormann Street
EXISTING ZONING	Shopping Center-1 (PCD)
SURROUNDING ZONING	
North:	Office Commercial
South:	Medium Density Residential
East:	Medium Density Residential
West:	Office Commercial - General Commercial
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development to change the building footprint and parking be approved with the following stipulations:

Engineering Division Recommendation:

1. Prior to City Council approval, a revised site plan shall be submitted delineating the relocation of the western approach on St. Anne Street approximately 100 feet to the east to maintain a minimum distance from an existing approach located 85 feet east of the west lot line of the property along St. Anne Street;

Fire Department Recommendations:

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2. Prior to City Council approval, a revised site plan shall be submitted identifying a fire hydrant located at the southwest corner of the proposed medical facility structure as identified on the previously approved Planned Commercial Development;
 3. Prior to City Council approval, a revised site plan shall be submitted identifying the post indicator valve relocated out of Flormann Street as identified on the previously approved Planned Commercial Development or a wall post indicator valve shall be provided;

Urban Planning Division Recommendations:

4. All of the stipulations of approval of the previously approved Planned Commercial Development, #00PD007, must be met with the exception of condition #17;
5. A minimum of 236 parking spaces shall be provided within the area identified in the Planned Commercial Development. Prior to City Council approval, a parking agreement shall be submitted for review and approval to allow 36 parking spaces located adjacent to the proposed bank to serve as parking for the proposed medical facility. An additional 42 parking spaces shall be provided for the existing and proposed structures located on the balance of the property for a total of 314 parking spaces. Eight of the spaces shall be handicap accessible with one of the handicap spaces being van accessible. All provisions of the Off-Street Parking Ordinance shall be continually met; and,
6. Prior to City Council approval, a revised landscaping plan shall be submitted showing a maximum of one (1) snow crab tree located in the middle of each of the parking islands. A minimum of 117,280 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. A minimum of six (6) honey locust trees shall be planted along the east lot line to serve as a buffer to the residential land uses located to the east and south. The honey locust trees shall have a minimum 15 foot planting height. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary.

GENERAL COMMENTS: The applicant is requesting a Major Amendment to the South Boulevard Addition Planned Commercial Development to change the building footprint and the parking plan on the above legally described property.

The subject property is located east of the Mt. Rushmore Street Safeway Store and lies between Flormann and St. Anne Streets. Seventh Street has been vacated in the area west of the property. The site involves 2.49 acres of land. The City Council approved Rezoning #00RZ006 to rezone the subject property from Shopping Center 1 to Office Commercial at the March 6, 2000 City Council meeting. The rezoning request was approved contingent upon a Final Planned Commercial Development being approved prior to issuance of a building permit.

On May 1, 2000, the City Council approved Planned Commercial Development - Initial and Final Development Plan #00PD007 on the subject property. The Planned Commercial Development allowed a 76,000 square foot medical facility to be located on the eastern portion of the property. In addition, a total of 308 parking spaces were required for the proposed medical facility.

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As identified in the original review of the Planned Commercial Development, the site plan submitted depicts an area larger than the area included in the Planned Commercial Development. Only the portion of the site lying east of the eastern most approach along the north lot line of the property is located within the Planned Commercial Development. None of the development lying west of that boundary was reviewed as part of the Planned Commercial Development nor is it included in the proposed Major Amendment to the Planned Commercial Development.

The applicant has proposed to reduce the size of the medical facility from 76,000 square feet to 67,840 square feet. Reducing the size of the structure results in a reduced parking requirement of 308 parking spaces to 272 parking spaces. The Rapid City Municipal Code states that a Major Amendment to a Planned Development is required for any decrease in the approved number of parking spaces.

STAFF REVIEW: Staff has reviewed this request and has noted the following concerns:

Impact on Surrounding Residential Land Use: During the review of the original Planned Commercial Development, staff noted that the design of the proposed structure will need to be carefully reviewed to insure compatibility with the adjoining residential land uses. The applicant has submitted information identifying that the proposed structure will have the same design characteristics as previously proposed, a three story building with a basement and a parapet constructed along a portion of the roof line located above the front entrance on the west side of the building. The City Council previously determined that even though the enclosed structure exceeds the maximum height requirements of the Zoning Ordinance, the structure still functions as a three story building. The parapet located above the front entrance will serve as an architectural design feature to break up the building line of the structure. The parapet is located along the west side of the structure, whereas, the existing residential development within the area is located to the east and south of the proposed structure. Drivert and brick in earth tone colors, will be used on the exterior facade of the structure. Prior to issuance of a building permit, the exact color(s) design must be submitted for review and approval.

Off-street Parking Requirement: Based on the minimum number of off-street parking spaces required for a medical facility (four per 1,000 square feet of floor area), a minimum of 272 parking spaces are required for the revised structure. The original Planned Commercial Development identified an underground parking garage with 51 parking spaces. The applicant has indicated that the underground parking garage is being eliminated from the proposed design and that the medical facility structure is being reduced by 8,160 square feet. Within the Planned Commercial Development area, the revised site plan identifies the provisions of 236 off-street parking spaces, 36 parking spaces short of the required 272 parking spaces for the medical facility. In addition, a 6,000 square foot retail store and a 2,257 square foot proposed bank are located on the property outside of the Planned Commercial Development boundaries. Those two buildings require a minimum of 42 parking spaces. The total parking requirement for the existing and proposed uses

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on the property is 314 parking spaces. The parking plan identifies a total of 341 parking spaces. The applicant has indicated that a "parking agreement" for the 36 parking spaces needed for the medical facility will be provided to allow a portion of the parking lot located adjacent to the proposed bank to be used by the medical facility. Prior to City Council approval, the parking agreement must be submitted for review and approval. The applicant has also recently submitted a Preliminary and Final Plat proposal to subdivide the property into three lots. Upon Final Plat approval, a parking agreement must be recorded at the Register of Deed's Office to insure that adequate parking is provided for the proposed medical facility.

Revised Approach Location: The most western approach onto St. Anne Street is proposed to be relocated approximately 200 feet east of its previously identified location. The Engineering Division has indicated that the approach must be shifted east approximately 100 feet from the proposed location in order to maintain a minimum distance from an existing approach located 85 feet east of the west lot line of the property along St. Anne Street. Prior to City Council approval, a revised site plan must be submitted for review and approval.

Fire Department Concerns: The Fire Department has indicated that a previously identified fire hydrant located at the southwest corner of the proposed medical facility structure has been eliminated from the revised site plan. Prior to City Council approval, the site plan must be revised to show the fire hydrant at the southwest corner of the structure. In addition, the Fire Department has indicated that the post indicator valve (PIV) located along Flormann Street has been relocated out in the street. The post indicator valve must be relocated as previously identified or a wall post indicator valve must be shown. Finally, the revised site plan identifies three snow crab trees to be located within four of the interior parking islands. The Fire Department is concerned that upon maturity, the trees will hamper emergency vehicle access to the proposed structure. Prior to City Council approval, a revised landscaping plan must be submitted showing a maximum of one (1) snow crab tree located in the middle of each of the parking islands. At the same time, a minimum of 117,280 landscaping points must be provided.

As of this writing, the receipts from the certified mailings have not been returned. The required Planned Development sign has been posted on the property. Staff has not received any calls or inquiries regarding this proposal.