

STAFF REPORT

August 10, 2000

PCD #00PD035 - Final Development Plan

ITEM 14

GENERAL INFORMATION:

PETITIONER	Scull Construction
REQUEST	PCD #00PD035 - Planned Commercial Development - Final Development Plan
LEGAL DESCRIPTION	Lot 2 of SSJE Subdivision, Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.564 Acres
LOCATION	At the northern terminus of Kermit Street
EXISTING ZONING	General Commercial
SURROUNDING ZONING	
North:	Heavy Industrial (County)
South:	General Commercial - Low Density Residential
East:	General Commercial (PCD)
West:	General Commercial
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Commercial Development - Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. Perrine Drainage Basin Fees shall be paid prior to the issuance of a building permit;
2. Prior to Planning Commission approval, topographic information and a grading plan shall be submitted to insure that all requirements of the Perrine Drainage Basin Design Plan are being met;
3. Prior to City Council approval, a revised site plan shall be submitted for review and approval showing the proposed approach shifted to the east to serve as a shared approach between the subject property and the adjacent property;
4. Prior to issuance of a certificate of occupancy, handicap ramps shall be installed in accordance with City Code;

Fire Department Recommendation:

5. Prior to issuance of a Certificate of Occupancy, all fire codes shall be complied with;

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Air Quality Recommendation:

6. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;

Urban Planning Division Recommendations:

7. The building shall be a maximum 18,000 square foot one story structure with metal siding and a metal pitched roof. The building shall be colored in hues of tan and teal-green with a maximum 4 foot X 32 foot mounted wall sign located on the south side of the structure in the same color design as the structure;
8. Prior to City Council approval, a revised floor plan shall be submitted for review and approval identifying a display window along the front of the proposed building;
9. Prior to City Council approval, a revised landscaping plan shall be submitted for review and approval identifying landscaping along the west lot line and showing an irrigation system to serve the proposed landscaping;
10. The proposed building shall be used as a window and siding wholesale company and shall meet the minimum requirements established for a building materials wholesale company as identified in the General Commercial Zoning District. If the proposed building is not occupied by a window and siding wholesale company, then the uses of the building shall be limited to those uses already approved for Lot 1 of Lot A and Lot 2 of Lot A as identified in Final Commercial Development Plan #98PD030 and Final Commercial Development Plan #99PD012. Any other type of use will require a Major Amendment to the Planned Commercial Development; and,
11. A minimum of 10 parking spaces shall be provided with one of the spaces being handicap accessible. The parking lot and the interior circulation on the property shall be paved. All provisions of the Off-Street Parking Ordinance shall be continually met.

GENERAL COMMENTS: The applicant is requesting approval of a Final Commercial Development Plan on the above legally described property. The property is located at the northern most terminus of Kermit Street and is currently void of any structural development. The applicant has indicated that an 18,000 square foot structure will be constructed on the property and that the structure will be the location of a window and siding wholesale company with limited retail sales.

In July, 1998, the SW1/4 of the SW1/4 of Section 32, T2N, R8E, including the subject property, was annexed into the City limits of Rapid City and, subsequently, rezoned General Commercial with a Planned Development Designation. In 1998, a Preliminary and Final Plat was approved for the annexed property creating Lot A, a 9.410 acre parcel, and leaving a 10.5 acre unplatted balance.

In November, 1998, a Final Commercial Development Plan was approved for Phase One of Lot A to allow a 10,500 square foot strip mall with five (5) lease spaces to be constructed on the property. In June, 1999, a Final Commercial Development Plan was approved for Phase Two of Lot A to allow a 15,210 square foot building with one leased space to be constructed

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on the property. Subsequently, in July, 1999, a Preliminary and Final Plat was approved creating Lot 1 of Lot A and Lot 2 of Lot A, leaving a balance of 5.34 acres as Lot A.

In July of this year, City Council approved a Preliminary and Final Plat to replat the remaining balance of Lot A and to plat a portion of the unplatted balance creating five additional commercial lots to be known as Lots 1, 2, 5, 7 and 8 of SSJE Subdivision. Also in July of this year, the City Council approved a Major Amendment to the Planned Development Designation to increase the boundaries of phase one of the development and approved a Final Commercial Development for Lot 5 to allow an auto body shop to be constructed on the property. A condition of the Major Amendment to the Planned Development Designation requires that prior to any development and/ or Final Plat approval on proposed Lot 6, the southern portion of Creek Drive must be constructed from Jess Street to the south lot line; and, that prior to any development and/or Final Plat approval on proposed Lot 3 or Lot 4, the northern portion of Creek Drive shall be constructed from Jess Street to the north lot line.

The proposed window and siding wholesale company is located on Lot 2 and, as referenced above, does not require any improvements to Creek Drive in order to develop the property.

STAFF REVIEW: Staff has reviewed the Final Commercial Development Plan and has noted the following considerations:

Land Use: The Planned Development Designation approved in 1998 requires that a specific list of proposed uses be submitted with each Final Commercial Development Plan. Uses allowed on Lot 1 of Lot A included retail sales, personal, professional and business service establishments, offices and restaurant uses. Uses allowed on Lot 2 of Lot A allowed for retail sales operations. The applicant has indicated that a window and siding wholesale company will be located on the subject property. The window and siding wholesale company must meet the minimum requirements established for a wholesale and distributing establishment as identified in the General Commercial Zoning District. Staff notes that if the proposed building is not occupied by the window and siding wholesale company, the uses of the building will be limited to those already approved for Lot 1 of Lot A and Lot 2 of Lot A. Any other type of use will require a Major Amendment to the Planned Commercial Development.

Screening Requirement: Chapter 17.18.30 of the Rapid City Municipal Code identifies a window and siding wholesale company establishment as a Use on Review in the General Commercial Zoning District. The General Commercial Zoning District also requires that any outdoor storage of building materials or lumber must be screened by a seven foot high fence, wall or mass planting. The applicant has indicated that no building materials or lumber will be stored outdoors on the property. If the proposed business should ever require outdoor storage, the material must be stored within a seven foot high screening fence.

Off-street Parking Requirement: The total parking requirement for the proposed use on the property is 10 parking spaces. One of the spaces must be handicap accessible. The parking plan identifies a total of 13 parking spaces with one of the spaces being "van" handicap

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accessible. This meets the parking requirements established by the City's Parking Regulations. The Parking Regulations also requires that all parking areas and interior circulation on the property must be paved.

Access: The applicant's site plan identifies a 27 foot wide approach located at the northern most terminus of Kermit Street to the subject property. Final Plat #00PL050 identifies a shared access easement located along the front lot line of the subject property and the adjacent property to allow for a shared approach to be constructed to the two properties. Staff is requesting that the approach be shifted to the east to serve as a shared approach between the two properties. Prior to City Council approval, a revised site plan must be submitted for review and approval showing the relocated approach as requested. In addition, the site plan identifies a fire hydrant located in the middle of the proposed approach location. Shifting the approach to the east will eliminate the need to relocate the fire hydrant.

Landscaping: The Rapid City Municipal Code requires that a landscaping plan be submitted for review and approval. The amount of material to be used for landscaping shall be based on a point system calculated by subtracting the square footage of the proposed structure from the lot area. The subject property requires that a minimum of 50,127 landscaping points be provided. The applicant's site plan identifies that a majority of the required landscaping will be located along the south lot line. The property is located at a significantly higher elevation than properties to the west, including Campbell Street right-of-way. In order to mitigate negative visual impacts created by the proposed development, staff is recommending that landscaping be shown along the west lot line to serve as a visual buffer. The applicant has indicated that he concurs with the proposed landscaping revisions. In order to insure that the landscaping be maintained in a live state, staff is recommending that an irrigation system be installed to serve the proposed landscaping. Prior to City Council approval, a revised landscaping plan must be submitted for review and approval identifying landscaping along the west lot line and showing an irrigation system to serve the proposed landscaping.

Design Features: The applicant has indicated that the exterior of the proposed structure will be comprised of metal siding with a pitched metal roof. The building will be tan (sandstone) in color with a four foot high teal-green colored band located along the top of the structure. In addition, a 6 foot X 10 foot mounted wall sign and a 3.5 foot X 10 foot mounted wall sign will be located on the south side of the structure. A third mounted wall sign, measuring 6 foot X 10 foot, will be located on the west side of the structure. The signs will incorporate the same color design as the structure. The applicant has indicated that the signs will not be lighted.

In review of the applicant's floor plan, staff is concerned that the aesthetics of the building's exterior simulates structures more typically found in industrial developments rather than commercial developments. In particular, the building design reflects that of a warehouse and not a commercial retail store. The applicant has indicated that the floor plan will be revised to show a display window along the front of the proposed building. Prior to City Council approval, staff is recommending that a revised floor plan be submitted to show the display window as proposed for review and approval.

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Grading Requirement: The Engineering Division has indicated that topographic information and a grading plan must be submitted to insure that all requirements of the Perrine Drainage Basin Design Plan are being met.

Air Quality: The Air Quality Office has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre. The applicant should be aware that an Air Quality Permit may be needed.

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