

STAFF REPORT

December 7, 2000

PCD #00PD056 - Major Amendment to a Planned Commercial Development to reduce the rear yard setback

ITEM 10

GENERAL INFORMATION:

PETITIONER	Barbara Van Ekeren
REQUEST	PCD #00PD056 - Major Amendment to a Planned Commercial Development to reduce the rear yard setback
LEGAL DESCRIPTION	Lot 2 of Lot A of Block 6 of Northern Heights Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.14 Acres
LOCATION	At the northwest corner of the intersection of Haines Avenue and Anamosa Street
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development to reduce the rear yard setback be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of either a grading or building permit, a detailed drainage plan and calculations prepared by a Professional Engineer shall be submitted for review and approval;
2. Prior to issuance of either a grading or building permit, engineering plans for all retaining walls prepared by a Professional Engineer shall be submitted for review and approval;
3. Prior to issuance of either a grading or building permit, engineering plans for the all improvements in Haines Avenue right-of-way prepared by a Professional Engineer shall be submitted for review and approval;
4. Prior to issuance of either a grading or building permit, engineering plans for the water and sewer services lines by a Professional Engineer shall be submitted for review and approval;

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5. Prior to issuance of either a grading or building permit, an easement or written agreement from adjacent property owners shall be provided for all off-site grading;
 6. Prior to issuance of either a grading or building permit, an erosion/sedimentation control plan shall be submitted for review and approval;

Air Quality Recommendations:

7. Prior to issuance of either a grading or building permit, an Air Quality Permit shall be obtained;

Urban Planning Division Recommendations:

8. Prior to City Council approval of the Major Amendment, a complete sign package shall be submitted for review and approval. No off-premise signage shall be allowed;
9. Prior to City Council approval of the Major Amendment, elevations of the building shall be provided which include the type and color of materials;
10. Prior to issuance of either a grading or building permit; a detailed landscape plan identifying the location, size and type of all proposed landscape materials in accordance with the Landscape Regulations shall be provided for review and approval;
11. All parking shall be in compliance with Parking Regulations of the Rapid City Municipal Code; and,
12. The uses of the structure shall be limited to retail sales, personal, professional, and business service establishments, offices, and restaurant. Additional uses may be allowed with the approval of a Major Amendment to the Planned Commercial Development.

GENERAL COMMENTS: The applicant is requesting to reduce the rear yard setback as established in the original Planned Commercial Development. The applicant is proposing to move the proposed strip mall north on the property from the location where it was originally approved on the site plan. Also, the applicant has proposed changing the building from a two story structure to a one story structure and eliminating the access to Atlas Street. The proposed change to the setback established in the Planned Commercial Development requires approval of a Major Amendment.

STAFF REVIEW: Staff has reviewed the Major Amendment and has noted the following considerations:

Engineering Plans - The applicant has submitted some detailed engineering plans for the grading and utility service lines. However, no detailed drainage information has been submitted for the revised plan. **The original engineering submittal had detailed drainage plans. The revised site layout does modify the drainage on the site however, with the original information and the revised grading plan the Engineering Staff is recommending that the detailed drainage information be provided as part of the grading and building permit application. As part of that information, erosion/sedimentation control plans need to be submitted for review and approval.**

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The applicant has identified grading that would occur off-site. The applicant will need to provide documentation that they have permission to grade on the adjacent property. Also, engineering plans for the retaining wall need to be provided as part of the grading and building permit application.

As part of the original Planned Commercial Development, the applicant had provided that detailed engineering plans for improvement in the Haines Avenue right-of-way. The applicant must have a Profession Engineer verify that these plans are still applicable for the revised site plan or shall provide revised engineering plans for the improvements.

Site Improvements – Staff is recommending that a sign package be provided for the development. The sign package shall include the location, size, and color of all proposed signs. Also, staff is requesting that no off-premise signage be allowed.

The applicant has identified a conceptual landscape plan. The plan meets the requirements for a the Landscape Regulations; however, a detailed landscape plan which includes the specific location, types, and size of all proposed plant material needs to be submitted prior to issuance of a building permit.

Staff is recommending that elevations of the building be provided prior to the Major Amendment approval. The elevation shall include the type of material being proposed to be used and the color of the material. The elevations shall be provided for north, east and south sides of the building.

Land Use - As part of the original Planned Commercial Development, the applicant has indicated that general retail uses, office and a restaurant will be located in the mall. Staff is recommending that the following uses be allowed: retail sales; personal, professional, and business service establishments, offices, and restaurant uses. Any other use would require a Major Amendment to the Planned Commercial Development.

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STAFF REVIEW:

Engineering Division Recommendations:

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Fire Department Recommendations:

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Traffic Engineering Division Recommendations:

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Transportation Planning Division Recommendations:

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Urban Planning Division Recommendations:

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