

STAFF REPORT

April 5, 2001

No. 01PD007 - Planned Commercial Development - Initial and Final Development Plan **ITEM 35**

GENERAL INFORMATION:

PETITIONER	Canyon Lake Park, LLC
REQUEST	No. 01PD007 - Planned Commercial Development - Initial and Final Development Plan
LEGAL DESCRIPTION	The south half (S1/2) of Lot C and the west 165 feet of the east 495 feet of Lot A of Lot Two (2) in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Nine (9) in Township 1 North of Range 7 East of the Black Hills Meridian (said Lot Two (2) sometimes referred to as the Hughes Tract) in the City of Rapid City; together with an easement for ingress, egress and parking on Lot One (1) of Lot D and on Lot One (1) of Lot Three (3) of Lot A, both in Lot Two (2) in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Nine (9) in Township 1 North of Range 7 East of the Black Hills Meridian (said Lot Two (2) sometimes referred to as the Hughes Tract) in the City of Rapid City, as set forth in instrument recorded March 21, 1988, in Book 33 of Misc. records on Page 7730 in the office of the Register of Deeds, Pennington County, South Dakota; and the east 125 feet of north 125 feet of Lot C of Lot Two (2) of Hughes Tract located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.14 Acres
LOCATION	4020 Jackson Boulevard
EXISTING ZONING	General Commercial District-Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	General Commercial District-Medium Density Residential District
West:	General Commercial District-Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer

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REPORT BY

Blaise Emerson

RECOMMENDATION: Based on the Planning Commission recommendation to approve the associated rezoning request, staff recommends that the Planned Commercial Development - Initial and Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, the applicant shall provide additional topographic information and grading plans for review and approval;
2. Prior to issuance of a building permit, the applicant shall provide revised drainage plans identifying that site drainage does not flow directly into Jackson Boulevard for review and approval;
3. No access shall be allowed onto Lakeview Drive;

Fire Department Recommendations:

4. Prior to issuance of a building permit, the applicant shall provide the location of all fire hydrants within five-hundred feet of the property;
5. Prior to issuance of a building permit, the applicant shall submit a site plan indicating that all access and circulation shall meet minimum turning widths for Fire Department apparatus include the ladder truck;
6. Prior to issuance of a building permit, the applicant shall provide the design of the parking lot gate for review and approval;

Air Quality Division Recommendations:

6. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit

Urban Planning Division Recommendations:

7. That the landscape buffer along Lakeview Drive shall have a minimum of seven large trees and an additional 7,500 points of landscape material shall be provided in the form of shrubs;
8. Prior to City Council approval, the applicant shall provide a sign package for review and approval. The Planning Director may allow alternations from the approved sign package if the signs are consistent with the overall design of the sign package. The existing off-premise signs shall be allowed. No additional square footage for the sign shall be allowed and the height of the sign shall not increase;
9. Prior to issuance of a building permit, the applicant shall provide a lighting package for review and approval;
10. That a six foot high wood fence shall be installed on the east, west and north side of the north parking lot. The finished side of the fence shall face out. Prior to the construction of the fence, the applicant shall obtained a variance to the fence regulation to allow a six foot fence within fifteen feet of Lakeview Drive;
11. All construction traffic shall be restricted to Jackson Boulevard. No traffic from either the demolition of the residences or construction of the building and parking lot shall be allowed on Lakeview Drive;

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12. Prior to Planning Commission approval, the applicant shall provide a revised parking plan and detailed floor plan demonstrating compliance with the minimum off-street parking requirements. In addition the revised plan shall identify the location of a minimum of four accessible parking stalls;
13. Prior to City Council approval, the applicant shall provide documentation on the specific uses of the building; and,
14. That all landscaping shall continually meet the requirements of the Landscape Regulations.

GENERAL COMMENTS: The applicant is proposing to convert the former Fitness Center structure into an office building with a total of 25,000 gross square feet of floor area. As part of the development, they are proposing to rezone a .36 acre parcel from Medium Density Residential Zoning District to General Commercial Zoning District that is located directly to the north of the Fitness Center.

As part of the development of the property, a parking lot is being proposed for construction on the property north of the building. A single family residence is currently located on the property. The property gains access from Lakeview Drive which is a sixteen foot right-of-way. Lakeview Drive serves as the principal access to a mixture of single family residences and multi-family residences located along it. The Lakeview Drive right-of-way does not meet the City minimum standards for an alley or a street right-of-way. The development plan identifies that all access to the proposed development including the proposed parking lot will be from Jackson Boulevard and no access will be allowed on Lakeview Drive. To accomplish this, the developers have proposed to remove eight feet (8') from the east end of the existing structure which would provide a twenty foot (20') wide access aisle to the proposed parking lot.

The design of the proposed parking lot consists of forty-four parking spaces. A six foot (6') high wood screening fence is proposed to be constructed along the east, west, and north sides of the parking lot. The fence on the north side of the parking lot is proposed to be setback fifteen feet (15') inside the property. A landscape buffer will be installed along the Lakeview Drive frontage. The fence will preclude any access to Lakeview Drive.

The applicant is proposing to put a hip roof structure on the building. Also a new entry way feature/ canopy will be constructed. The existing stairs will be removed and relocated to the interior of the building. Windows will be installed around the entire exterior of the building as shown on the attached elevation.

STAFF REVIEW: Staff has reviewed the proposed request and has noted the following considerations:

Parking - Based on the site plan submitted, the applicant is proposing to provide 106 parking stalls that meet Rapid City off-street minimum parking standards of which eighty-seven are located on the applicants property and twenty-one (21) parking stalls are located on the neighboring property to the east. A parking easement exists allowing the shared

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use of this parking lot between the subject property and the existing dentist office. Sixteen of these parking stalls must be designated for the dentist office use which would provide five additional parking stalls for the proposed office building. Based on the site plan submitted, there are 92 parking stalls that can be utilized for the office use based on the information provided by the applicant. The total number of required off-street parking spaces for the proposed office building is 121 parking stalls. Also, the applicant has not identified an adequate number of accessible parking spaces which may affect the number of available parking spaces on the site. Staff can not support any reduction in the minimum requirements of the off-street parking ordinance as there are no acceptable alternative locations for vehicular parking. The applicant's proposal identifies a twenty-four percent (24%) reduction below the minimum ordinance requirements. Many businesses have identified the need to exceed the City minimum parking requirements. As noted, there are no acceptable areas for overflow parking in the area as no on-street parking is allowed on Jackson Boulevard and Lakeview Drive is too narrow to accommodate any on-street parking. Staff is requesting that prior to Planning Commission approval, the applicant provide a site plan and floor plan demonstrating that the use is in compliance with the minimum off-street parking requirements of the Zoning Ordinance.

Drainage - The applicant has submitted an initial drainage and grading plan as part of the submittal. The applicant is proposing to sheet flow the storm run off from the south parking lot to Jackson Boulevard. The Drainage Criteria Manual does not allow site runoff to flow directly onto an arterial street. Jackson Boulevard is classified as arterial street. Engineering Staff has indicated that the existing drainage from the south parking lot will need to be collected in a storm sewer and directed to existing facilities in Jackson Boulevard. Some additional curbing and a drainage inlet may need to be added to handle these flows.

Access - The applicant is proposing to gate the rear parking lot to limit night time use of the parking area. The Fire Department must approve the design of the gate to insure that they can access the north parking lot at all times.

One of the main concerns of the neighbors was access onto Lakeview Drive. Lakeview Drive is a sixteen foot right-of-way. The street can not handle any additional traffic. Staff is recommending that no access be allowed onto Lakeview Drive including all construction traffic. The traffic needs to access the site from Jackson Boulevard. Staff has recommended a stipulation to require that both construction and operation traffic access the site from Jackson Boulevard.

Fence - The applicant is proposing a six foot (6') high wood screening fence to be constructed along the east, west, and north sides of the north parking lot. The fence on the north side of the parking lot is being proposed to be setback fifteen feet (15') inside the property. Section 15.40 Fences and Walls of the Rapid City Municipal Code requires that a six foot high fence be setback a minimum of twenty five feet from the front property. A variance to the requirements can not be granted through the Planned Commercial Development. The applicant will need to apply for a fence variance. Staff does support the

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granting of this variance.