

STAFF REPORT

April 5, 2001

No. 01PD011 - Planned Commercial Development - Final Development Plan **ITEM 28**

GENERAL INFORMATION:

PETITIONER	Geiger Architecture for The First Western Bank - Wall
REQUEST	No. 01PD011 - Planned Commercial Development - Final Development Plan
LEGAL DESCRIPTION	Lot A, Menard Subdivision, NW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.29 Acres
LOCATION	At the intersection of Eglin Street and East Anamosa Steet
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	General Agriculture District
East:	General Commercial District (PCD)
West:	General Commercial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to issuance of a building permit, the applicant shall provide documentation of drainage easement across the property to the north for the proposed storm water sewer pipe route;
2. Prior to issuance of a building permit, the applicant shall provide corrected engineering plans for review and approval;

Fire Department Recommendations:

3. Prior to issuance of a building permit, the applicant shall provide a site plan identifying the location of all fire hydrants within five-hundred feet of the property;
4. All access and circulation shall meet minimum turning widths for Fire Department apparatus including the ladder truck;

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Air Quality Division Recommendations:

5. 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:

6. Prior to City Council approval, the applicant shall provide a revised landscape plan for review and approval. The revised landscape plan shall identify a landscape buffer installed along the parking lot adjacent to Anamosa Street and East North Street/US Highway 16B. That all landscaping shall continually meet the requirements of the Landscape Regulations;
7. Prior to City Council approval, the applicant shall provide a sign package for review and approval. The Planning Director may allow alterations from the approved sign package if the signs are constant with the overall design of the sign package. No off-premise signs shall be allowed unless identified in the sign package and any off-premise signs shall be exclusively for the identification of other businesses located in the Menard's Planned Commercial Development;
8. Prior to issuance of a building permit, the applicant shall provide a lighting package for review and approval; and,
9. That all parking shall continually meet the requirements of the Parking Regulations.

GENERAL COMMENTS: The applicant is proposing a Final Development Plan for the Menard's Planned Commercial Development for the property located at the southeast corner of Anamosa Street and East North Street/US Highway 16B. The Initial Development Plan was approved as part of the original development of the area in 1997. At that time, the Menards Home Center proposed to realign Eglin Street to create outlots for development. This is the first of those outlots to be developed. The applicant is proposing to construct a bank/office building on the subject property.

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

In reviewing the proposed development, Staff has noted that the proposed development is in general compliance with all the requirements of the Rapid City ordinances. There are a couple of minor issues that need to be addressed.

Drainage - When the original Planned Commercial Development was developed, an extensive drainage analysis was completed for the property. The development of the property meets all the criteria establish in that approved drainage plan. However, the proposed building will have three levels including a separate entrance to the lower level. To prevent flooding of this entrance, the applicant is proposing to extended a storm sewer line to a drainage ditch located approximately seven hundred feet north of the property. The drainage pipe will cross private property, owned by the Menards Corporation. Prior to issuance of a building permit, the applicant must provide a copy of a recorded an easement for storm water sewer.

Landscaping - The property is located at the intersection Anamosa Street and East North

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Street/US Highway 16B and the area is developing as a major retail and service area for the community. The South Dakota Department of Transportation has indicated that the East North Street/US Highway 16B and Interstate 90 interchange will be reconstructed in 2004. The interchange will be reconstructed as an urban interchange with complete access to the west. Staff is recommending that additional landscape buffers be provided along the parking lot that is located adjacent to Anamosa Street and East North Street/US Highway 16B. The buffer should include a mix of deciduous and evergreen plant material and should include both shrubs and trees. This will provide a year round visual screen of the parking lot without screening the building.

Sign Package - The ordinance requires that a sign package be provided for review and approval. Providing a uniform sign package will limit the clutter and non-uniform appearance of signs on the property. As mentioned before, this corridor is one of the main entryways into Rapid City. Maintaining the visual appearance of this corridor is important to the development of the City. For this reason, staff is recommending that if the applicant proposes an off-premise sign(s), that the off-premise sign(s) be limited exclusively to the identification of other businesses located in the Menard's Planned Commercial Development. Staff would view this as development sign which could provide identification of the other business in this development. Staff is recommending that the sign package be submitted prior to City Council approval.