

STAFF REPORT

August 9, 2001

No. 01PD043 - Major Amendment to a Planned Commercial Development **ITEM 38**

GENERAL INFORMATION:

PETITIONER	Richard Dugie for RHL Design Group Inc.
REQUEST	No. 01PD043 - Major Amendment to a Planned Commercial Development
LEGAL DESCRIPTION	Lot 5R of Meridian Subdivision, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.271 acres
LOCATION	1020 LaCrosse Street
EXISTING ZONING	General Commercial District w/PCD
SURROUNDING ZONING	
North:	General Commercial District w/PCD
South:	General Commercial District
East:	General Commercial District w/PCD
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

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

Urban Planning Division Recommendations:

1. That all requirements and stipulations of the original Planned Commercial Development and all subsequent amendments be continually met;
2. That all requirements of the Off-Street Parking Ordinance shall be continually met;
3. The all requirements of the Landscaping Ordinance shall be continually met;
4. Prior to City Council approval, a revised site plan shall be submitted identifying all proposed and existing improvements for the entire subject property for review and approval;
5. A sign permit shall be received prior to posting or construction of any signage proposed in the Major Amendment;
6. The future changing of a sign location, a decrease in sign size, a color change, lighting changes and changes in similar sign characteristics can be approved as a Minimal Amendment to the Planned Commercial Development – subject to approval of the Planning Director. However, the Planning Director has the discretion to require that any change in the sign package be reviewed and approved as a Major Amendment; and,
7. The future addition of any sign requiring a sign permit (including any billboards) or the

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increase in size of any sign approved as part of this Major Amendment request shall require a Major Amendment to the Planned Commercial Development.

GENERAL COMMENTS: A Major Amendment to the Planned Commercial Development for an unattended, computer linked automatic gas station was approved by the City Council on September 15, 1997 with eight stipulations. The gas station is located in the northwest corner of the Wal-Mart parking lot and has a total of eight pump islands. The applicant is now proposing to construct a 525 square foot convenience store east of the existing gas pump islands.

STAFF REVIEW: Staff has reviewed the Major Amendment to the Planned Commercial Development and has the following concerns:

Site plan: Staff has reviewed the site plan submitted with this request and has noted that parking areas that were noted on the approved Planned Commercial Development site plan are not identified on this site plan. The applicant has indicated that the site plan submitted with this request is incorrect and that any existing parking removed for the convenience store building and circulation will be replaced. Staff is recommending that prior to City Council approval the applicant submit for review and approval a revised site plan that accurately depicts the existing and proposed improvements on the entire property.

Signage: The applicant has included a sign package with this Major Amendment application. The drawings show a four foot by eight foot wall sign that extends above the roofline of the proposed building. Building Inspection Department Staff noted that wall signs cannot project above or beyond the wall to which the sign is attached. Staff is requesting that prior to issuance of a sign permit the applicant revise the sign package to comply with all requirements of the Sign Code. The applicant should also be aware that Minimal Amendments to the sign package *may* be allowed in the future but only if minor changes are being proposed such as changing of sign location, decrease in sign size, color change, lighting changes and changes in similar sign characteristics. Any changes involving additional signage or increases in sign size will require a Major Amendment to the Planned Commercial Development.

Staff has reviewed this Major Amendment request and is recommending approval with the noted stipulations. The required public hearing signs have been posted on the property. The receipts from the certified mailing have not yet been returned. Staff will notify the Planning Commission in the event these receipts are not received prior to the August 9, 2001 meeting. As of this writing, Staff has not received any objections or inquiries regarding this Major Amendment request.