

STAFF REPORT
January 24, 2008

**No. 07PD099 - Planned Commercial Development - Final ITEM 25
Development Plan**

GENERAL INFORMATION:

APPLICANT	Founder's Park, LLC
AGENT	Williams & Associates Architects, Inc.
PROPERTY OWNER	Pat Tlustos
REQUEST	No. 07PD099 - Planned Commercial Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	the W1/2 NW1/4 SE1/4 less Block 1 of North Riverside Addition, less Founder's Park Subdivision and Lot 1 of Founder's Park Subdivision, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.738 acres
LOCATION	Lying between Founder's Park Drive and Rapid Creek
EXISTING ZONING	Office Commercial District (Initial Planned Commercial Development)
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Office Commercial District
West:	Park Forest District
PUBLIC UTILITIES	Public
DATE OF APPLICATION	12/14/2007
REVIEWED BY	Jonathan Smith / Ted Johnson

RECOMMENDATION:

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

- 1. Prior to approval by Planning Commission the applicant shall submit a site lighting plan and a phasing plan for review and approval;**
- 2. A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
- 3. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Commercial Development Plan;**

STAFF REPORT
January 24, 2008

**No. 07PD099 - Planned Commercial Development - Final ITEM 25
Development Plan**

4. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development Plan. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to a Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
5. The provisions of the Landscape Ordinance shall be continually met. In addition all landscaping shall be maintained in a live, vegetative state;
6. All applicable provisions of the International Fire Code Shall be continually met;
7. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan; and,
8. The Planned Commercial Development- Final Development Plan shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:

(Update January 15, 2008). On January 8, 2008 the applicant submitted a revised site plan identifying that the proposed retaining wall on-site will not exceed four feet in height. In addition staff has noted that the applicant has obtained a Flood Development Permit for the site.

On January 9, 2008 the applicant submitted drawings of the proposed side elevations and the proposed rear elevation. The proposed side and rear elevation materials consist of earth tone synthetic stucco (EFIS), stone veneer, with fiber cement board accents, and an earth tone pitched roof. Staff has noted that the proposed elevations are consistent with the previously submitted proposed front elevation.

As of this writing, a site lighting plan and a phasing plan have not been submitted for review and approval. Prior to Planning Commission approval staff recommends that the applicant submit a site lighting plan and a phasing plan for review and approval.

The applicant has submitted a Planned Commercial Development- Final Development Plan. The applicant is proposing to construct a 7,129 square foot office building on the site. The property is located west of Founder's Park Drive and north of West Omaha Street. The property is currently void of any structural development. The applicant's site plan identifies the proposed development to be constructed on Lot 2 of Founder's Park Subdivision. A Planned Commercial Development-Initial Development Plan was approved (#06PD001) on March 9, 2006. The property is currently zoned Office Commercial District.

STAFF REVIEW:

Staff has reviewed the applicant's request and noted the following considerations:

STAFF REPORT
January 24, 2008

**No. 07PD099 - Planned Commercial Development - Final ITEM 25
Development Plan**

PLAT DOCUMENT

As noted the applicant's site plan identifies the lot in which construction is proposed as Lot 2 of Founder's Park Subdivision. The legal description provide for the property consist of several proposed lots within the future development. Staff has noted that the applicant shall provide a phasing plan of the future lots. In addition the applicant should be aware that any future development on these proposed lots would require a Major Amendment to a Planned Commercial Development.

LANDSCAPING:

The applicant has submitted a landscaping plan identifying 59,940 landscape points including the provision of deciduous trees, evergreen trees, shrubs, as well as areas of grass. Staff has noted that the applicant is required to provide 50,755 Landscape points and the applicant's site plan meets the minimum requirement of the Section 17.50.300 of the Rapid City Municipal Code.

PARKING:

The applicant is required to provide 35 off-street parking spaces. The applicant's site plan identifies 50 off-street parking spaces on proposed Lot 2, two of which are handicap spaces, one of which is van accessible. Staff has noted that the applicant's parking plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Staff has noted that the applicant has also submitted documentation identifying a joint use parking lot to be shared by future buildings within the development.

ELEVATIONS:

The applicant has submitted documentation identifying the front elevation. The proposed elevation consists of earth tone synthetic stucco (EFIS), stone veneer, with fiber cement board accents, and an earth toned pitched roof. Staff has noted that all four elevations are needed for review and approval. Prior to Planning Commission approval staff recommends that the applicant submit for review and approval all building elevations.

In addition the applicant has submitted information demonstrating that heating and cooling condensing units will be screened by landscaping, and the dumpster will be screened by a stone veneer with a decorative metal gate.

SIGNAGE:

The applicant has submitted data identifying an eight foot in height, joint tenant identification and monument sign. The proposed sign is constructed of brick, wood and concrete. The applicant is proposing to place the sign near the entrance of the proposed office building. The sign will be visible from Founder's Park Drive. Staff has noted that the proposed sign location is not within the public right-of-way, and is not located within a sight triangle. Prior to the installation of any signs the applicant is required to obtain a Sign Permit.

SITE LIGHTING:

A site lighting plan has not been submitted for review and approval. Staff recommends that the applicant submit a site lighting plan that identifies foot candle strength for all proposed lighting

STAFF REPORT
January 24, 2008

**No. 07PD099 - Planned Commercial Development - Final ITEM 25
Development Plan**

directed onto the site.

FLOODPLAIN:

The property is located within the Federally designated 100 year flood plain. Staff has noted that base flood elevation information is needed for review and approval, staff has concerns that building the height and grading could be affected by the base flood elevation. Prior to approval by the Planning Commission, the applicant is required to submit base flood elevation information for review and approval. Prior to the issuance of a Building Permit, the applicant is required to obtain a Flood Plain Development permit.

DRAINAGE:

Staff has noted that prior to the issuance of a Building Permit, that a storm water management plan and an erosion control plan is needed for review and approval.

RETAINING WALL:

The applicant's site plan identifies a retaining wall located in the southwest portion of the proposed building. Staff has noted that the retaining wall exceeds four feet in height. City standards require that any retaining wall over four feet in height must be designed by a Registered Professional Engineer. Staff recommends that the applicant submit for review and approval construction plans of the proposed retaining wall designed by a Registered Professional Engineer. In addition prior to construction of the retaining wall the applicant shall obtain a Flood Plain Development permit.

Staff recommends that this item be continued to the January 24, 2008 Planning Commission meeting to allow the applicant time to submit a site lighting plan, architectural drawings of all building elevations, samples of building elevations, construction plans of the proposed retaining wall designed by a Registered Professional Engineer, a phasing plan of future development, and base flood elevation information.