

STAFF REPORT

July 5, 2001

---

**PCD #01PD031 - Initial and Final Planned Commercial Development**

**ITEM 42**

---

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Paul Bradsky for Wal-East Development, Inc.
REQUEST	<b>PCD #01PD031 - Initial and Final Planned Commercial Development</b>
LEGAL DESCRIPTION	Lot 2 of Lot K2-C of Marshall Heights Tract less the South 103 feet of Lot 2 of Lot K2-C of Marshall Heights Tract , Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	approximately 1.387 acres
LOCATION	on Knollwood Drive east of the intersection of Maple Avenue and Knollwood Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Shopping Center I District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Initial Planned Commercial Development be approved with the following stipulations and Final Planned Commercial Development be continued to the July 26, 2001 Planning Commission meeting.

Engineering Division Recommendations:

1. Prior to Final Planned Commercial Development approval by the Planning Commission, topographic information and grading plans shall be submitted for review and approval;
2. Prior to Final Planned Commercial Development approval by the Planning Commission, a drainage, erosion and sediment control plan shall be submitted for review and approval;
3. Prior to Final Planned Commercial Development approval by the Planning Commission, water and sanitary sewer plans shall be submitted or review and approval;

## STAFF REPORT

July 5, 2001

---

### **PCD #01PD031 - Initial and Final Planned Commercial Development**

**ITEM 42**

---

4. Prior to Final Planned Commercial Development approval by the Planning Commission, the approach to the property shall be limited to a width of twenty-eight feet and shall align with the approach on the south side of Knollwood Drive;

#### Fire Department Recommendations:

5. Prior to Final Planned Commercial Development approval by the Planning Commission, a site plan shall be provided identifying all fire hydrants within 500 feet of the property. The revised site plan shall identify the location of one fire hydrant to be located on the subject property;
6. Prior to issuance of a Certificate of Occupancy, the applicant shall provide plans for a fire sprinkler system and the system shall be installed and approved;

#### Building Inspection Division Recommendations:

7. Prior to approval of the Final Planned Commercial Development by the City Council, the applicant shall remove the off-premise sign on the subject property;

#### Urban Planning Division Recommendations:

8. Prior to Final Planned Commercial Development approval by the Planning Commission, the applicant shall provide a detailed landscape plan for review approval;
9. Prior to Final Planned Commercial Development approval by the Planning Commission, the applicant shall provide a parking plan for review and approval. The parking plan shall identify two accessible parking stalls of which one shall be van accessible;

GENERAL COMMENTS: The applicant is proposing a Planned Commercial Development for the north portion of the lot. The Planned Commercial Development is for a parking lot with garages and off-premise sign. The applicant is also proposing to rezone a portion of the lot from General Commercial to Medium Density Residential. The property was zoned from Medium Density Residential to General Commercial in 2000. The property owner subsequently placed an off-premise sign (billboard) on the property. The applicant is now requesting to rezone a portion of the property to allow for an apartment building. An associated Planned Residential Development request has been submitted for the property.

STAFF REVIEW: Staff has reviewed the request and has identified the following issues:

Off Premise Sign - The Sign Code requires that a minimum of fifty feet of separation be maintained between any off-premise sign and a residential district or use. In designing the proposed structure, no portion of the residential use can encroach into the required setback from the off-premise sign.

The Building Inspection Division has indicated that with the proposed rezoning, the off-premise sign should be removed. While the proposed rezoning and the residential use is not within fifty feet of the sign, the Building Inspection Staff does not believe the proximity of the

## STAFF REPORT

July 5, 2001

---

**PCD #01PD031 - Initial and Final Planned Commercial  
Development**

**ITEM 42**

---

sign to the proposed residential use is appropriate. They are recommending that the sign be removed.

Detailed Plans - Staff is requesting that detailed engineering plans for the site development be provided before approval of the Final Development Plan. Engineering plans for grading, drainage, water and sewer all need to be submitted for review and approval. Also, detailed landscaping plans shall be submitted. The landscaping plan shall include the type, location and sizes of landscaping material. The parking plan identifies two accessible stalls; however, one of those stalls needs to be van accessible. The applicant will need to have the all required information submitted by June 29, 2001 to have the Final Development Plan heard at the July 26, 2001 Planning Commission meeting.