

STAFF REPORT

July 26, 2001

No. 01PD031 - Initial and Final Planned Commercial Development

ITEM 45

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Paul Bradsky for Wal-East Development, Inc.
REQUEST	No. 01PD031 - Initial and Final Planned Commercial Development
LEGAL DESCRIPTION	Lot Two (2) of Lot K2-C of Marshall Heights Tract, located in the Southwest One-Quarter (SW1/4) of Section Thirty (30), Township Two North (T2N), Range Eight East (R8E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, less the following described property: Beginning at the southwest corner of said Lot Two (2) of Lot K2-C of Marshall Heights Tract; Thence, northerly along the westerly line of said Lot Two (2) a distance of 109.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 77.5 feet; Thence, S 00 degrees 01 minutes 28 seconds E, a distance of 6.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 113.1 feet, more or less; Thence, N 00 degrees 01 minutes 20 seconds W, a distance of 6.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 77.5 feet to a point on the easterly line of said Lot Two (2); Thence, southerly along the easterly line of said Lot Two (2) a distance 109.5 feet to the southeast corner of said Lot Two (2); Thence, westerly along the southerly line of said Lot Two (2) a distance of 268.15 feet, more or less, to the point of beginning
PARCEL ACREAGE	Approximately 0.73 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

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RECOMMENDATION: Staff recommends that the Initial Planned Commercial Development be approved with the following stipulations and that the Final Planned Commercial Development be continued to the August 9, 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 for review and approval;
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;

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;

Urban Planning Division Recommendations:

6. Prior to Final Planned Commercial Development approval by the Planning Commission, the applicant shall provide a detailed landscape plan for review approval; and,
7. 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 an 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 rezoned from Office Commercial to General Commercial in 2000. Subsequently, an off-premise sign (billboard) was constructed on the property. The applicant is now requesting to rezone a portion of the property to Medium Density Residential 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:

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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 applicant amended the legal description for the Medium Density Residential property to insure that all development of the proposed apartment structure would be a minimum of fifty feet from the off-premise sign. Portions of the apartment building (decks and stairways) are fifty feet from the off-premise sign.

Detailed Plans - Staff is requesting that detailed engineering plans for the site development be provided before approval of the Final Development Plan. The applicant submitted engineering plans for grading, drainage, water and sewer for review on July 12. Staff has not had adequate time to review these plans for a recommendation at the July 26, 2001 Planning Commission meeting. Also, the applicant has not submitted a detailed landscaping plan at this time. 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 all the required information submitted by July 20, 2001 to have the Final Development Plan heard at the August 9, 2001 Planning Commission meeting.