

STAFF REPORT

October 4, 2001

No. 01PD051 - Planned Commercial Development - Initial and Final Development Plan **ITEM 22**

GENERAL INFORMATION:

PETITIONER	Olsen Development Co., Inc.
REQUEST	No. 01PD051 - Planned Commercial Development - Initial and Final Development Plan
LEGAL DESCRIPTION	Lot 5, Overlook Subdivision, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.12 acres
LOCATION	1825 Clark Street
EXISTING ZONING	General Commercial District (PDD)
SURROUNDING ZONING	
North:	General Commercial District (PDD)
South:	General Commercial District (PDD)
East:	Park Forest District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval, revised as-built plans certified by a Professional Engineer for the existing retaining wall located along the front of the lot shall be submitted for review and approval identifying substantial conformance to the approved plans;
2. Prior to issuance of a building permit, design plans for the proposed retaining wall(s) located along the east side of the parking lot shall be submitted for review and approval;
3. Prior to City Council approval, a final geotechnical evaluation report for the western retaining wall shall be submitted for review and approval. The report shall include information as required by Unified Building Code Section 3318.1, "Final Reports" which in part, requires the submission of supporting data, comments on any changes made during grading and their effects, and a statement that to the best of the geotechnical engineer's knowledge, the work is in accordance with the approved engineering report and applicable provisions of this chapter;
4. Prior to City Council approval, a final grading plan for the proposed infra-structure improvements shall be submitted for review and approval;
5. Prior to City Council approval, additional drainage information shall be submitted for

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review and approval. Specifically, profiles for the hydraulic gradelines for the inlets shall be submitted for review and approval;

6. The pavement design shall meet or exceed the requirements of Ordinance 1976;
7. Prior to issuance of a Certificate of Occupancy, areas of the alley disturbed by construction shall be reclaimed and stabilized;

Fire Department Recommendations:

8. All Uniform Fire Codes shall be met;

Building Inspection Division Recommendations:

9. Prior to issuance of a sign permit, a variance to allow the proposed sign(s) shall be obtained from the Sign Board;
10. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

Urban Planning Division Recommendations:

11. The proposed structure shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development;
12. All signage shall conform to the design and location as shown in the sign package submitted as part of this Planned Commercial Development and as approved by the Sign Board;
13. A minimum of 34,262 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
14. A minimum of 35 parking spaces shall be provided with two (2) handicap accessible spaces. One of the handicap spaces shall be "van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
15. The proposed building shall be used for office(s). Any other use shall require a Major Amendment to the Planned Commercial Development; and,
16. The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by City Council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Planned Commercial Development request to allow a 6,910 square foot office building to be constructed in the western portion of the subject property.

On October 4, 1999, Preliminary and Final Plat #99PL072 was approved to create a five lot subdivision, inclusive of the subject property. On October 18, 1999, Planned Development Designation #99PD019 was approved for the five lots requiring that an Initial and Final Commercial Development Plan be approved prior to any development of the property.

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

Retaining Wall(s): A retaining wall has recently been constructed along the front lot line of the

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subject property. The site plan identifies retaining walls to be constructed along the east side of the parking lot. It appears that there may be a discrepancy in the height of the constructed wall located along the front lot line from the previously approved plans. The Engineering Division has indicated that as-built plans certified by a Professional Engineer for the existing retaining wall must be submitted for review and approval to insure substantial conformance to the previously approved plans. In addition, design plans for the proposed retaining wall(s) located along the east side of the parking lot must be submitted for review and approval.

The Engineering Division has also indicated that a final geotechnical evaluation for the retaining wall constructed along the front of the lot must be submitted for review and approval prior to City Council approval.

Drainage: The Engineering Division has indicated that additional drainage information must be submitted for review and approval. Specifically, profiles for the hydraulic gradelines for the inlets must be submitted. Staff is recommending that the additional drainage information be submitted for review and approval prior to City Council approval.

Water: The Engineering Division has indicated that the proposed development is on the fringe of the City's water pressure service boundary. As such, the Engineering Division is informing the applicant that a utility plan identifying the elevations at the proposed building site, and referenced to current City datum, may be necessary in order to properly assess water system pressure for the proposed facility upon submittal of a building permit application.

Driveway: The Engineering Division has indicated that a cross section of the pavement design for the driveway and the parking lot must be submitted for review and approval as regulated by the Parking Ordinance. The Engineering Division is suggesting that the driveway's landing, as it abuts the alley, have a 5% slope or less for the first 50 feet.

The site plan identifies Clark Street extending directly west of the driveway to Jackson Boulevard as legal access to the property. In addition, an alley fronts the subject property and extends north to Fulton Street. Fulton Street lies in an east-west direction intersecting with Jackson Boulevard ½ block west of the alley/Fulton Street intersection. The Fulton Street/Jackson Boulevard intersection is signalized. Currently, the Clark Street/Jackson Boulevard intersection is not signalized. The Engineering Division has indicated that traffic issues may arise at the Clark Street/Jackson Boulevard intersection from the additional traffic generated by the proposed use. As such, the Engineering Division has suggested that the site plan must be revised to improve the right turning radius at the end of the driveway allowing traffic to turn right into the alley in order for motorists to utilize the Fulton Street/Jackson Boulevard signalized intersection.

Signage: The applicant has submitted a sign package identifying a 5 foot X 32 foot and a 5 foot X 23 foot sign, respectively, to be located along the front of the building. The applicant has indicated that the signage on the building will consist of raised letters and advertise only

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those businesses located within the structure. In addition, an 8 foot X 8 foot ground sign is proposed directly north and east of the driveway at the entrance to the property and a 4 foot X 12 foot sign is proposed to be located on the top of the existing retaining wall located along the front of the property. The applicant has indicated that all the signs will be lit and that no off-premise signage is being proposed. The Building Inspection Division has indicated that the Sign Code requires that the total square footage of all proposed signs not exceed twice the linear distance of that portion of the property abutting a street. Clark Street abuts the subject property for a distance of 88 feet allowing for 176 square feet of signage on the property. The Building Inspection Division has indicated that a variance from the Sign Board must be approved prior to issuance of a sign permit in excess of the allowed 176 square feet. The applicant has discussed this issue with the Building Inspection Division and is submitting the necessary documentation to be reviewed by the Sign Board. Staff is recommending that, prior to issuance of a sign permit, a variance to allow the proposed sign(s) be obtained from the Sign Board. In addition, all signage must conform to the design and location as shown in the sign package.

Design Features: The applicant has indicated that the proposed office building will be a two story structure with a pitched roof. (Copies of the building elevations are attached.) The exterior of the structure will be a combination of stick, drivet and glass. In addition, the applicant has indicated that the structure will be earth tone in color. The applicant has also submitted a site plan identifying that the landscaping plan and the parking plan meets and/or exceeds the minimum requirements of the Landscaping Ordinance and the Parking Regulations.

Public Comment: Staff has not received any comments regarding the Major Amendment to the Initial and Final Planned Commercial Development. As of this writing, staff has not received the postal receipts documenting notice to adjoining property owners.