

STAFF REPORT

November 21, 2001

No. 01PD050 - Planned Commercial Development - Initial and Final Development Plan

ITEM 13

GENERAL INFORMATION:

PETITIONER	Ozark Civil Engineering for Lowe's Companies Inc.
REQUEST	No. 01PD050 - Planned Commercial Development - Initial and Final Development Plan
LEGAL DESCRIPTION	Lots 1 and 2 of Lowe's Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.07 acres
LOCATION	At the intersection of Haines Avenue and Mall Drive
EXISTING ZONING	General Commercial District (PDD)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	Light Industrial District
West:	Low Density Residential District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Commercial Development - Initial and Final Development Plan request be **continued to the December 6, 2001 Planning Commission meeting to allow the legal notification requirement to be met.**

During the review of the Planned Commercial Development request, staff identified that the legal description for the subject property on the application was incorrect. As such, staff is recommending that this item be continued to allow the legal notification requirement to be met. Staff would like the applicant to be aware that the recommendation at the December 6, 2001 Planning Commission meeting will be that the Planned Commercial Development – Initial and Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

- 1. Prior to Final Development Plan approval by the City Council, Final Plat #01PL079 shall be approved;**
- 2. Prior to Final Development Plan approval by the City Council, revisions to the Drainage Plan shall be submitted for review and approval as required by the Engineering Division;**

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3. Prior to Final Development Plan approval by the City Council, red lined changes to the construction plans shall be submitted for review and approval;

Urban Planning Division Recommendations:

4. The proposed structure shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development Plan;
5. The proposed structure shall be used as a home improvement warehouse. Any other use shall require a Major Amendment to the Planned Commercial Development;
6. All signage shall conform to the design and location as shown in the sign package submitted as part of the Planned Commercial Development;
7. A minimum of 249,852 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;
8. A minimum of 551 parking spaces shall be provided with 11 handicap accessible spaces. Two of the handicap spaces must be "van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
9. Prior to Final Development Plan approval by the City Council, a revised lighting package shall be submitted for review and approval;
11. Prior to Final Development Plan approval by the City Council, profiles for the retaining walls shall be submitted for review and approval;
12. Prior to Final Development Plan approval by the City Council, a Special Exception to the Street Design Criteria Manual to reduce the width of the proposed access easement from 59 feet to 36 feet shall be granted or the site plan shall be revised to relocate the parking lot and the retaining wall to an area outside of the easement;
13. The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years;

Fire Department Recommendation:

14. All Uniform Fire Codes shall be met;

Building Inspection Division Recommendations:

15. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy; and,

Air Quality Division Recommendation:

16. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre.

GENERAL COMMENTS: This item has been continued several times since the October 4, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of November 14, 2001. All revised or added text is shown in bold print. The applicant is requesting approval of an Initial and

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Final Planned Commercial Development on the above legally described property. The applicant has indicated that a Lowe's Home Improvement Warehouse will be constructed on the property. Currently, the property is part of a 15.07 acre parcel. The City Council recently approved a Layout Plat to subdivide the 15.07 acre parcel into two lots sized 12.04 and 3.03 acres, respectively. (The applicant is seeking approval of the Initial and Final Planned Commercial Development on the 12.04 acre lot.) An associated Preliminary and Final Plat has been continued to the **November 21, 2001** Planning Commission meeting to allow the applicant to submit additional information. (See companion item #01PL079.)

The property is located at the southeast corner of the intersection of Haines Avenue and Mall Drive and is currently void of any structural development. In 1998, the property was rezoned from Light Industrial District with a Planned Development Designation to General Commercial with a Planned Development Designation. In 1999, a Major Amendment to the Planned Development Designation was approved to change the boundaries of the development. Prior to issuance of a building permit, an Initial and Final Commercial Development Plan must be approved.

STAFF REVIEW: Staff has reviewed the Initial and Final Commercial Development Plan and has noted the following considerations:

Access: Mall Drive is located along the north lot line and Haines Avenue is located along the west lot line of the subject property. The site plan identifies an approach onto Mall Drive and a second approach onto Haines Avenue. In addition, the site plan identifies an access easement extending south to Disk Drive. On September 7, 2001, the applicant submitted a traffic analysis in conjunction with the associated Preliminary and Final Plat. The City's Traffic Engineer has indicated that the traffic analysis must be revised to include site distance information along Disk Drive, Haines Avenue and Mall Drive relative to the proposed approach location(s) on the three roadways in order to determine the viability of the three approach locations. As such, on October 8, 2001, the applicant submitted an addendum to the traffic analysis including the site distance information as requested. Staff met with the applicant on October 18, 2001 to discuss the potential signalization of the access easement/Disk Drive intersection as proposed by the applicant. It was identified at the meeting that numerous traffic concerns exist regarding site distance issues, stacking constraints and the potential impact on the existing Haines Avenue/Disk Drive signalized intersection that may be created by allowing the proposed signalized intersection. It was further identified that the Disk Drive approach should be limited to a right-in/right-out only access point to the subject property. The applicant has indicated that the traffic study will be revised to analyze the impact of allowing a signal to be placed at the proposed Haines Avenue/access easement intersection. On November 1, 2001, a revised traffic study addressing the impact of signalizing the Haines Avenue/access easement intersection was submitted for review and approval. **On November 13, 2001, the applicant submitted a revised site plan eliminating the approach onto Disk Drive. In addition, the applicant submitted a revised traffic study addressing the impact on the Haines Avenue approach and the Mall Drive approach due to the removal of the Disk Drive approach. Staff has indicated that preliminary review of the revised traffic study identifies that eliminating the Disk Drive approach will have negligible effects on the two remaining**

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approaches. In addition, the revised traffic study supports that the Haines Avenue/access easement intersection be signalized as proposed. The study identified that the signalized intersection will not negatively impact the existing Haines Avenue/Disk Drive intersection or the Haines Avenue/Mall Drive intersection.

The site plan identifies a 36 foot wide access easement along the south lot line of the subject property extending west to east and serving as legal access to proposed Lot 2. As previously indicated, the site plan also identifies a 30 foot wide access easement extending south to Disk Drive. The two access easements will function as commercial roads requiring that a minimum width of 59 feet be provided. A Special Exception may be submitted to request that width requirement for the two roadways be reduced if the traffic analysis indicates that a narrower road would adequately accommodate the anticipated traffic volumes and types. On October 26, 2001, the applicant submitted a Special Exception request to reduce the right-of-way width as indicated. In addition, the applicant submitted a Subdivision Regulations Variance request to waive a portion of the street improvements along Haines Avenue, Mall Drive and the access easements as required by the Street Design Criteria Manual.

Parking: The proposed use requires that a minimum of 568 parking spaces be provided. Twelve of the parking spaces must be handicap accessible with one of the handicap accessible spaces being "van" accessible. The site plan identifies 564 parking spaces with 14 of the spaces being handicap accessible. Prior to City Council approval, the site plan must be revised to provide the minimum required parking spaces as identified. The Parking Regulations also require that the parking lot and all interior circulation on the property be paved. **On November 13, 2001, the applicant submitted a revised site plan identifying that the proposed structure has been slightly reduced in size, resulting in a reduced parking requirement from 564 spaces to 551 spaces. Eleven of the parking spaces must be handicap accessible with one of the spaces being van accessible. The revised site plan identifies 563 parking spaces with 14 of the spaces being handicap accessible.** As previously indicated, the applicant's site plan identifies a 36 foot wide access easement located along the southern portion of the subject property extending east from Haines Avenue. The Street Design Criteria Manual requires that the easement be a minimum of 59 feet in width. Widening the access easement as required will eliminate 28 parking spaces. Prior to City Council approval, a Special Exception to the Street Design Criteria Manual must be obtained in conjunction with the approval of the plat or the site plan must be revised accordingly.

Landscaping: The Rapid City Municipal Code requires that a landscaping plan be submitted for review and approval. The amount of material to be used for landscaping is based on a point system calculated by subtracting the square footage of the proposed structure from the lot area. The subject property requires that a minimum of 249,852 landscaping points be provided. The applicant's site plan identifies that a majority of the required landscaping will be located along the perimeter of the property and within some larger planter islands located in the middle of the parking lot. Staff is recommending that landscaping also be added to the seven (7) parking islands located along the front of the proposed structure. The

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additional landscaping will break up the large expanse of paved areas and soften the impacts of the building hardscape. **On November 1, 2001, the applicant submitted a revised landscaping plan identifying that 260,240 landscaping points are being provided. In addition, the plan identifies that landscaping has been added to the seven parking islands located along the front of the proposed structure as requested.**

Drainage: A complete drainage plan designed in accordance with the Haines Avenue Drainage Basin Development Plan must be submitted for review and approval. The increase in impervious area will be evaluated for conformance to the drainage basin design plans. In addition, no discharge from site will be allowed onto Mall Drive or Haines Avenue. **On October 9, 2001, the applicant submitted a drainage plan. The Engineering Division has indicated that the site plan must be revised to reflect the drainage pattern shown on the drainage plan. The Engineering Division has also indicated that the drainage plan must be revised to address the drainage flowing from the site south to Disk Drive. On November 9, 2001, a revised drainage plan was submitted for review and approval. The Engineering Division is currently reviewing the drainage plan and has indicated that any minor revisions to the plans must be completed prior to City Council approval. In addition, Major Drainage Easements must be shown on the associated plat as required.**

Water and Sewer: The Engineering Division has indicated that the water main must be extended along the entire frontage of Mall Drive. In addition, the private main loop from that line must be relocated. The Engineering Division has also indicated that profiles and details of the sewer system must be submitted and all red lined changes to the construction plans must be completed prior to City Council approval. **On November 13, 2001, the applicant submitted water and sewer plans for review and approval as requested. The Engineering Division has indicated that other than red lined revisions to the construction plans, the water and sewer plans meet with their approval.**

Fire Department Comments: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". Staff is recommending that all provisions of the Uniform Fire Code be met.

The Fire Department has also indicated that the applicant must work with them to demonstrate that adequate emergency vehicle turning radii are being provided throughout

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the parking lot. **The Fire Department has reviewed and approved the most recently submitted revised site plan.**

Design Features: The applicant has submitted information identifying that the proposed structure will be a one story building with a parapet constructed over the main entrance along the west side of the structure. The building will be constructed as a block-constructed building or with concrete tilt-up panels. In addition, the exterior façade will include metal siding, stucco and glass. The primary color of the building will be gray with navy blue, red and white accents.

The site plan also identifies retaining walls to be located along a portion of the west lot line as it abuts Haines Avenue, along the south side of the proposed parking lot, along a portion of the north lot line and along a portion of the east lot line. The applicant has indicated that the walls will be reinforced modular retaining walls. To date, profiles for the retaining walls have not been submitted for review and approval. **Staff is recommending that profiles for the retaining walls be submitted prior to City Council approval.**

Signage: The applicant has submitted a sign package identifying a 10 foot 2 ¾ inch X 32 foot 6 ½ inch foot sign located above the main entrance to the building. In addition, a 2 foot 2 inch X 28 foot 6 inch wall mounted sign and a 7 foot 3 inch X 14 foot 6 inch wall mounted sign are proposed to be located on the west side of the structure. In addition, the sign package identifies a 10 foot 1 inch X 21 foot 4 inch pole mounted sign. The location of the pole mounted sign has not been identified. Staff is recommending that prior to City Council approval, the site plan be revised showing the location of the pole mounted sign and submitted for review and approval. **On November 13, 2001, the applicant submitted a revised sign package identifying that the proposed pole mounted sign will be located in the northeast corner of the Haines Avenue/access easement intersection. The sign package also identifies that a temporary sign measuring 6.5 foot X 8 foot and mounted on a pole for a total height of 14 feet will be located in the northeast corner of the Haines Avenue/access easement intersection until such time as Lowe's is constructed. The temporary sign will read "Future Home Of Lowes" and will be replaced with the proposed permanent pole mounted sign once the store is constructed.**

Lighting: The applicant has submitted a "site lighting plan" showing the type of lighting to be used on the site. To date, a lighting plan showing the location of the proposed lights has not been submitted for review and approval. **Prior to City Council approval, the applicant must submit a revised lighting plan.**

Air Quality: The Air Quality Division has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre. The applicant should be aware that an Air Quality Permit may be needed.

As previously indicated, Staff recommends that the Planned Commercial Development - Initial and Final Development Plan request be continued to the December 6, 2001 Planning Commission meeting to allow the legal notification

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requirement to be met.