

STAFF REPORT

May 23, 2002

No. 02PD017 - Initial and Final Planned Commercial Development

ITEM 21

GENERAL INFORMATION:

PETITIONER	Williams & Associates for Slingsby & Wright Development, LLC
REQUEST	No. 02PD017 - Initial and Final Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 1, Block 1, Terracita Park Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	2.23
LOCATION	Northwest corner of the intersection of Minnesota Street and Fifth Street
EXISTING ZONING	Office Commercial District/PDD
SURROUNDING ZONING	
North:	Office Commercial District/PDD
South:	Neighborhood Commercial District
East:	Office Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/23/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Planning Commission approval of the Planned Commercial Development, the engineering design plans shall be revised to show a standard commercial approach in accordance with the City of Rapid City Standard Details;
2. Prior to Planning Commission approval of the Planned Commercial Development, a revised grading plan and drainage calculations shall be submitted for review and approval;
3. Prior to Planning Commission approval of the Planned Commercial Development, the engineering design plans shall be revised to show a sidewalk along Fifth Street and Minnesota Street that complies with the requirements of the Street Design Criteria Manual;
4. Prior to Planning Commission approval of the Planned Commercial Development, the

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engineering design plans shall be revised to include a profile for the proposed private water main and flow calculations for the existing and proposed private water mains;

Fire Department Recommendations:

5. All Uniform Fire Codes shall be continually met;
6. Prior to the start of any building construction, fire hydrants shall be installed and operational;
7. Prior to the start of any building construction, all weather access roads shall be constructed to the building sites;
8. Prior to issuance of a Certificate of Occupancy, the facility address shall be posted. Said numbers shall be a minimum of twelve inches in height and displayed on a contrasting background;

Air Quality Division Recommendations:

9. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits

Building Inspection Division Recommendations:

10. Prior to any construction, a Building Permit shall be obtained and prior to occupancy, a Certificate of Occupancy shall be obtained;

Urban Planning Division Recommendations:

11. Prior to Planning Commission approval of the Planned Commercial Development, a complete lighting package shall be submitted for review and approval and the parking lot lighting shall be directed or shielded to reflect the light away from the adjacent residential development;
12. The final construction of the building shall conform architecturally to the plans and elevations submitted and reviewed with this Initial and Final Planned Commercial Development;
13. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met;
14. Prior to approval by the Planning Commission, a sign package shall be submitted for review and approval;
15. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met; and,
16. Prior to Planning Commission approval, complete information regarding the air handling equipment shall be submitted for review and approval.

GENERAL COMMENTS: The applicant is requesting approval of the Initial and Final Planned Commercial Development for the subject property in order to construct a medical/office building on the subject property. On August 6, 2001 the City Council approved a Planned Development Designation to mitigate any potential negative impacts of the proposed office commercial development on the adjacent residential properties, the adjacent intersection of two arterial streets and issues related to the topography and soil stability of the subject property.

STAFF REVIEW: Staff has reviewed the requested Initial and Final Planned Commercial

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Development requested and noted the following considerations:

Adjacent Residential Development: As mentioned previously, the subject property is located at the intersection of Fifth Street and Minnesota Street. The properties to the north, west and east are currently zoned Office Commercial Zoning District and the property to the south is zoned Neighborhood Commercial Zoning District. Staff is concerned with the impact the commercial use on this property will have on the property to the northwest that is zoned Low Density Residential II Zoning District.

The site plan and building plans submitted with this request show that nine HVAC units will be located in roof wells at various locations on the roof of the proposed building. The applicant's engineer has indicated that the proposed units are similar in size and operation to residential air conditioning units and generate less noise than a larger commercial HVAC unit. Each HVAC unit operates independent of the other units providing cooling to a specific zone within the building. The building elevation views show that the roof wells are a minimum of four feet deep on all sides except the north where they are open to the rear of the building. Staff is concerned about the noise generated by the nine units and the potential negative impact on the adjoining residential development. Staff is requesting that prior to Planning Commission approval of the Planned Commercial Development the applicant submit data identifying the decibel level, frequency of revolutions and cumulative sound generated by the nine units.

In addition to sound impacts on the adjacent residential development staff is concerned about the parking lot lighting reflecting into the residential development. Though the residential development is at a higher elevation than the subject property the applicant should provide lighting that will be directed away from the residential development.

Sign Package: The Rapid City Municipal Code requires that the location, height, size, building materials and setback dimensions of all proposed signs be submitted for review and approval as a part of the Final Planned Commercial Development submittal. Staff is requesting that the applicant provide the required information regarding proposed signage on the subject property.

Engineering: The Engineering Staff has reviewed that applicant's design plans and has noted that revisions need to be completed and submitted for review prior to Planning Commission approval of the Planned Commercial Development. The design plans must be revised to provide sidewalk along Minnesota Street and Fifth Street that meets the requirements of the Street Design Criteria Manual and a commercial approach that complies with the requirements of the Street Design Criteria Manual. The design plans show that a private eight inch water main is to be constructed along the west side of the property and connect to an existing six inch water main in the Minnesota Street right of way. The Engineering Division is requesting that the applicant provide a profile for the new water main and flow calculations of the existing and proposed water mains. Drainage and grading plans for the proposed development must also be revised and resubmitted for review and approval.

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As of this writing, documentation of completion of the certified mailing has not yet been submitted by the petitioner. Staff will notify the Planning Commission in the event this documentation is not received by the May 23, 2002 Planning Commission meeting. The required Planned Development sign has been posted on the property.