

STAFF REPORT

June 6, 2002

No. 02PD021 - Major Amendment to a Planned Commercial Development to change to use of 700 square feet from storage and mechanical to office **ITEM 39**

GENERAL INFORMATION:

PETITIONER	Sun-Rise Construction for Dakotah Bank
REQUEST	No. 02PD021 - Major Amendment to a Planned Commercial Development to change to use of 700 square feet from storage and mechanical to office
EXISTING LEGAL DESCRIPTION	Lots A and B of Lot 1 of Lot A1, Block 2, Fox Run Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.51 acres
LOCATION	3535 5th Street
EXISTING ZONING	Office Commercial District w/PCD
SURROUNDING ZONING	
North:	Office Commercial District w/PCD
South:	Office Commercial District w/PCD
East:	Medium Density Residential District w/PRD
West:	Medium Density Residential District w/PRD
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/06/2002
REPORT BY	Karen Bulman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to change the use of 700 square feet from storage and mechanical room to office be approved with the following stipulations:

Fire Department Recommendations:

1. All fire codes must be continually met;

Urban Planning Division Recommendations:

2. All provisions of the Off-Street Parking Ordinance must be continually met; and,
3. All conditions of the original Planned Commercial Development (#1243) and the Amendments to the Planned Commercial Development (#99PD001) and (#99PD015) shall be continually met.

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GENERAL COMMENTS: A Planned Commercial Development (#1243) was approved by the City Council on December 6, 1993 authorizing the construction of two office buildings on the site. The property was zoned Office Commercial with a Planned Commercial Development designation at the same time. On March 1, 1999, a Major Amendment to the Planned Commercial Development (#99PD001) was approved by the City Council to allow a bank or financial institution and an office building on the subject property. On July 19, 1999, a Major Amendment to the Planned Commercial Development (#99PD015) was approved by the City Council to increase the square footage of the structures from 10,800 square feet to 21,600 square feet to allow the buildings to have basements. Dacotah Bank is located in the office building on the south side of the property and Dakota Cardiovascular is located in the north structure. Dacotah Bank is requesting to increase the area of the structure used for office space by changing the use of the 700 square foot basement storage and mechanical room to an employee lounge and a proof room.

STAFF REVIEW: The Fire Department states that the building currently meets all Fire Code requirements. An additional horn strobe may be necessary once construction is complete or an existing horn strobe may need to be relocated.

Parking and landscaping requirements have been met. When the original site plan was reviewed for two office buildings, 51 parking spaces were required and 51 parking spaces were provided. Based on the current uses, 45 off-street parking spaces are required and 51 spaces are provided on site. Staff has reviewed this request as a Major Amendment to a Planned Commercial Development and recommends conditional approval. All fire codes, parking requirements and previous conditions of the original and Amended Planned Commercial Developments shall be continually met.

The required sign has been posted on the property. As of this writing, the receipts from the certified mailing have not been received. Staff will notify the Planning Commission in the event the requirements are not met. To date, staff has not received any inquiries regarding this request.