

STAFF REPORT

June 6, 2002

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**No. 02PD025 - Planned Commercial Development - Initial and Final Development Plan** **ITEM 42**

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GENERAL INFORMATION:

PETITIONER	CSU Properties, LLC
REQUEST	<b>No. 02PD025 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot RU-9A, Lots 1 thru 4 of Block 6, Lot 16 and the west 9.77 feet of Lot 15 in Block 7, and adjacent vacated 4th Street R.O.W. and 1/2 vacated adjacent alley in Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Professional Plaza Subdivision, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.84 acres
LOCATION	The southeast corner of the intersection of 5th Street and North Street
EXISTING ZONING	Office Commercial District w/PDD
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Civic Center District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/10/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the June 20, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: This Initial and Final Development Plan request has been submitted to construct a 12,276 square foot office building on the subject property. The property is located southeast of the intersection of Fifth Street and North Street and is currently void of structural development.

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---

A Layout Plat was approved by the City Council for the property on June 4, 2001 with eight stipulations. On July 16, 2001 the City Council approved a Planned Development Designation for the subject property with the stipulation that no sign permits be allowed unless approved as part of a Final Development Plan. The applicant has submitted a Preliminary and Final Plat (see file # 02PL051) in conjunction with the Initial and Final Development Plan.

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

Landscaping: The site plan submitted with this request identified the addition of sufficient landscaping material to comply with the point requirement of the Landscaping Ordinance. However, the Landscaping Ordinance also requires that fifty percent of the required landscaping must be within twenty feet of the parking area, that landscaping islands must be provided at a ratio of one island for every fifty parking spaces and that landscaping must be provided along the north, south and east sides of the property to provide a buffer to the adjacent residential properties. Staff is requesting that the applicant submit a revised landscaping plan that complies with all the requirements of the Landscaping Ordinance.

Site Plan: The site plan submitted with this request does not reflect the proposed boundaries of Lot 1 of Professional Plaza Subdivision. To ensure that the proposed development of the property conforms with all the requirements of the Rapid City Municipal Code staff is requesting that the applicant submit a revised site plan reflecting the proposed property boundaries.

Parking Lot: The site plan submitted with this request included the location of 65 parking stalls on the property, one of them being a handicap accessible parking stall. The Off-Street Parking Ordinance requires that when 65 parking stalls are provided, three of the stalls be reserved for exclusive use by persons with disabilities. Staff is recommending that the applicant revise the site plan to show the location of three handicap-accessible parking stalls and that one of those stalls be van-accessible.

Fire Department: The Fire Department has noted concerns with accessibility to all areas of the building and is recommending that the building be equipped with an automatic fire sprinkler system.

Additional Required Information: Section 17.50.060 of the Rapid City Municipal Code requires that the location, height, size and setback dimensions of any and all proposed signs be submitted for review and approval in conjunction with an Initial and Final Development Plan. The code also requires that information regarding the location and specifications of proposed outdoor lighting must be submitted for review. Because of the close proximity of the office use to residential properties, the location and specifications of the air handling equipment must also be submitted for review.

The Rapid City Planning Commission's action on Conditional Use Permit and Planned

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Commercial Development requests are final unless any party appeals that decision to the Rapid City Council. Therefore, staff is recommending that this item be continued to allow the applicant time to submit the additional required information for review and approval by staff prior to Planning Commission consideration of this request