

STAFF REPORT

July 3, 2002

No. 02PD015 - Final Planned Commercial Development

ITEM 14

GENERAL INFORMATION:

PETITIONER	Willard Werth
REQUEST	No. 02PD015 - Final Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 8 of SSJE Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.01 acres
LOCATION	North of 222 Cambell Street
EXISTING ZONING	General Commercial District w/ Planned Commercial Development
SURROUNDING ZONING	
North:	General Commercial District w/ Planned Commercial Development
South:	General Commercial District
East:	General Commercial District w/ Planned Commercial Development
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/26/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Final Planned Commercial Development be continued to the July 25, 2002 Planning Commission meeting to allow the applicant time to submit a revised site plan.

GENERAL COMMENTS: **This item was continued from the June 20, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** This Final Planned Commercial Development request has been submitted to construct a parking lot for new and used vehicle display and sales on the subject property. The property is located at the intersection of Jess Street and Cambell Street and is adjacent to the existing Black Hills Auto property. The applicant has indicated that he intends to display and offer for sale motor homes on the subject property in conjunction with the neighboring used car sales lot.

The subject property is located within the boundaries of the Planned Commercial Development that was approved in August of 1998. One of the stipulations of approval

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stated "The Final Development approval shall be for only the portion of Lot A identified in the site plan. Prior to any additional development of Lot A, a Final Development Plan shall be submitted for review and approval." The portion of Lot A approved on November 16, 1998 included property located north of the subject property, north of Jess Street and east of Cambell Street.

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

Landscaping: The site plan submitted with this request showed a table of landscaping material identifying the number and type of landscaping materials that would be provided on-site. However, the plan did not identify where the material would be planted in relationship with the other proposed improvements. In order to verify compliance with all requirements of the Landscaping Ordinance staff has requested that the applicant submit a revised site plan identifying the proposed location of the landscaping material for review and approval. **As of June 24, 2002 the requested landscaping plan has not been submitted for review and approval.**

Access: The site plan submitted with this request shows that the paving for the proposed parking lot would match the existing edge of the frontage road located on the west side of the property allowing for uncontrolled access to the lot from the frontage road. Currently, the intersection of Jess Street and the frontage road is located approximately 55 feet east of the intersection of Jess Street and Cambell Street. Staff has concerns regarding both the uncontrolled access to the frontage road and the close proximity of two intersections along Jess Street. Staff has discussed these concerns with the applicant and has recommended that the site plan be revised to either eliminate or restrict access to the property from the frontage road and identify an approach to the property from Jess Street that meets the approach separation requirements of the Street Design Criteria Manual. The Engineering Division has also noted that no paving will be allowed within the Cambell Street right of way and the site plan should be revised to eliminate the proposed paving. **As of June 24, 2002 the revised site plan has not been submitted for review and approval.**

Drainage Easement: A major drainage structure and ditch is located on the subject property. Staff is requesting that the boundaries of the platted Major Drainage Easement be shown on the site plan to verify that no improvements are being proposed within the easement. **As of June 24, 2002 the revised site plan has not been submitted for review and approval.**

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. **As of June 24, 2002 the requested sign package has not been submitted for review and approval.**

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Lighting: The site plan submitted with this request did not identify any parking lot lighting. Staff is requesting that if evening usage of the parking area is anticipated that the applicant provide a lighting plan for review and approval. **As of June 24, 2002 the requested lighting plan has not been submitted for review and approval.**