

STAFF REPORT

August 8, 2002

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**No. 02PD025 - Planned Commercial Development - Initial and Final Development Plan**      **ITEM 32**

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GENERAL INFORMATION:

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|----------------------------|---|
| 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 August 22, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.**

GENERAL COMMENTS: **This item was continued from the July 25, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** 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

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Fifth Street and North Street and is currently void of structural development.

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. **The revised site plan was submitted on July 12, 2002. Staff finds that the plan complies with the requirements of the Landscaping Ordinance and provides the requested buffer between the surrounding properties and the proposed parking lot.**

**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 to 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. **The revised site plan submitted on July 12, 2002 is reflective of 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. **The revised site plan submitted on July 12, 2002 shows the location of three handicap-accessible parking stalls.**

**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

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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 revised plans show that a ground mounted sign will be located in the northwest corner of the subject property. The applicant has indicated that the sign will have two faces; each face will be five feet six inches by three feet and will be mounted on posts one foot above the ground. The revised site plan did include the location of the air handling units; however, specifications regarding the noise generated by the six proposed units have not been submitted. The revised site plan did not include the location and specifications of any parking lot lighting.**

**The applicant has submitted elevation views of the proposed building including the exterior finish materials. The plans show that the exterior walls will be finished with a combination of eight inch wood lap siding and an exterior insulation and finish system and asphalt shingles will be utilized on the roof.**

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