

STAFF REPORT

August 22, 2002

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**No. 02PD015 - Final Planned Commercial Development**

**ITEM 21**

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GENERAL INFORMATION:

PETITIONER	Willard Werth
REQUEST	<b>No. 02PD015 - Final Planned Commercial Development</b>
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 approved with the following stipulations:**

Engineering Division Recommendations:

- 1. Prior to Planning Commission approval of the Final Planned Commercial Development, the applicant shall submit a revised site plan eliminating the proposed paving within the "dedicated frontage roadway";**
- 2. Prior to Planning Commission approval of the Final Planned Commercial Development, the applicant shall submit a revised site plan showing the location of the platted Major Drainage Easement;**

Fire Department Recommendations:

- 3. Emergency vehicle access within the parking lot in compliance with the Street Design Criteria Manual and the Uniform Fire Code shall be continually maintained;**

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**Air Quality Division Recommendations:**

4. 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:**

5. All provisions of the Rapid City Sign Code shall be continually met;
6. A building permit shall be obtained prior to any construction including parking lot construction;

**Urban Planning Division Recommendations:**

7. Prior to Planning Commission approval of the Final Planned Commercial Development, the applicant shall submit a revised site plan showing the location of a landscaping island with a minimum of one tree and shrubs or groundcover within the parking lot and the installation of curbing or wheel guards where the parking area abuts a public or private sidewalk, public right of way or landscaped area;
8. Prior to Planning Commission approval of the Final Planned Commercial Development, the applicant shall submit a revised site plan showing the location of the proposed signage on the subject property;
9. All signs shall conform to the design and location as shown in the sign package submitted as part of the Planned Commercial Development. A minimal amendment may be reviewed and approved by the Planning Director for any changes to the sign package that the Planning Director deems insignificant and that complies with all requirements of the Sign Code; and,
10. The property shall be used as a new and used auto sales establishment and shall meet the minimum requirements established for new and used car sales as identified in the General Commercial Zoning District. If the property is not occupied by a new and used vehicle sales establishment, then the uses of the property shall be limited to those uses already approved for Lot 1 of Lot A and Lot 2 of Lot A as identified in Final Commercial Development Plan #98PD030 and Final Commercial Development Plan #99PD012. Any other use requires approval as a Major Amendment to the Planned Commercial Development

**GENERAL COMMENTS:** This item was continued from the July 25, 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 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

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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. **Staff has reviewed the applicant's landscaping plan and has noted two revisions that must be made to the plan to bring the plan into compliance with the Landscaping Ordinance. The provision of a landscaping island with a minimum of one tree and shrubs or groundcover within the parking lot and the installation of curbing or wheel guards where the parking area abuts a public or private sidewalk, public right of way or landscaped area. Staff is recommending that the prior to Planning Commission approval of the Final Planned Commercial Development that the applicant submit a revised site plan with the noted revisions.**

**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. **The applicant has submitted a revised site plan showing that the existing approach from the frontage road to Jess Street will be closed and a new approach constructed approximately 60 feet to the east, in alignment with the existing approach on the north side of Jess Street. The elimination of this approach will effectively close the frontage road; however, the frontage road only provided access to the property to the south, which is currently owned by the applicant. In addition, the applicant has submitted a vacation of right of way request (file #02VR004) to vacate a portion of right of way that was dedicated for the construction of the frontage road on the west side of the subject property and adjacent to Cambell Street. City staff is recommending approval of the vacation request.**

**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

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easement. **As of August 14, 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. **The applicant has submitted the requested sign package and a revised site plan showing the location of the proposed signage. Staff has reviewed the revised site plan and noted that the applicant is proposing to locate a pole sign within the "dedicated frontage roadway" adjacent to the subject property. The applicant has submitted a request to vacate the "dedicated frontage roadway"; however, the vacation request will be heard by City Council after Planning Commission has acted on the Final Planned Commercial Development request. Staff is recommending that prior to Planning Commission approval of the Final Planned Commercial Development that the applicant submit a revised site plan showing the location of the proposed signage on the subject property.**

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. **The applicant has submitted the requested lighting plan and information regarding the type of lighting that will be installed.**