

STAFF REPORT

October 24, 2002

No. 02PD052 - Planned Commercial Development - Initial Development Plan **ITEM 34**

GENERAL INFORMATION:

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| PETITIONER | William Stott, AIA for Savage and Palandri Architects |
| REQUEST | No. 02PD052 - Planned Commercial Development - Initial Development Plan |
| EXISTING LEGAL DESCRIPTION | Lots 1 thru 11, Block 115, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately .88 acres |
| LOCATION | The southwest corner of 5th Street and Quincy Street |
| EXISTING ZONING | Office Commercial District |
| SURROUNDING ZONING | |
| North: | Central Business District |
| South: | High Density Residential District |
| East: | High Density Residential District |
| West: | Office Commercial District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 09/13/2002 |
| REPORT BY | Jeff Marino |

RECOMMENDATION:

Staff recommends that the Initial Development Plan for the Planned Commercial Development be continued to the November 7, 2002 Planning Commission meeting to allow the applicant to submit a revised site plan.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the October 10, 2002 Planning Commission meeting. The applicant is proposing to develop a .88 acre tract that is located on the corner of Fifth Street and Quincy Street. The lots were part of the original platting of the City. The site is currently zoned Office Commercial, and there are no structures on the site. The applicant is proposing to develop a bank, a permitted use in Office Commercial.

The site was the previous location for Zion Lutheran Church, and in 1998 it was rezoned from High Density Residential Zoning District to Office Commercial Zoning District. The

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property to the west is zoned Office Commercial Zoning District. In 2001, a Planned Development Designation was approved for the site to the west to allow Office Commercial uses as a Planned Commercial Development.

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

Access – The applicant has proposed three different access points to the site. The Street Design Criteria Manual allows a maximum of two approaches for commercial development. Two points of access off of Quincy Street are proposed, and one access point onto the alley leading to 5th or 6th Streets. The access point taken onto the alley does not meet the minimum 50 foot spacing from 5th Street. In addition, depending upon where access is taken from in the alley, a traffic impact study may need to be performed due to the fact that the proposed development will generate in excess of 100 peak hour trip ends.

Circulation - In addition to the volume of traffic impacting the alleyway and the lack of adequate separation from 5th Street, circulation throughout the site needs to be addressed. The small turning radius at the approach onto the alley does not appear to be adequate for emergency equipment or other large vehicles.

Stacking spaces – The applicant has proposed three teller bays in addition to an automatic teller machine. Each of these machines will require three additional spaces for stacking spaces behind the service bay. The proposed site plan does not appear to have sufficient room to provide these stacking spaces.

Setbacks – The required front yard setback in the Office Commercial Zoning District is 25 feet. Since the proposed lot fronts on two streets, then the lot has to comply with the front yard setback on both streets. The applicant has proposed a six foot front yard setbacks on the two front yards on the site. While a limited reduction in the setbacks may be acceptable with the provision of additional landscaping and buffering, the current proposal is not adequate. As addressed below, the lack of adequate setbacks results in encroachment into the sight triangles. The lack of adequate setbacks appears to be in direct conflict with the stated intent of the Office Commercial Zoning District. Section 17.40.010 states, “This commercial district is intended to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods.”

Sight Triangles – The sight triangles shown on proposed site plan do not appear to comply with the site triangle regulations contained in Section 17.50.355 of the City of Rapid City Municipal Code. The proposed building needs to be relocated or modified to insure public safety for vehicles and pedestrians at the intersection.

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Signage – A sign package needs to be submitted for the two proposed signs identified on the site plan. Information regarding materials, colors, and lighting for the signs needs to be submitted in order for Staff to recommend approval. In addition to the types of signage used at the site, Staff is concerned with the proposed location of the signage in relation to the street front. Additional information concerning these issues will ensure compliance with the ordinance provisions.

Lighting – Information regarding the type of lighting for the parking lot needs to be shown on the proposed site plan, as well as the location of the lights, and the intensity of the lights due to the proximity of residential uses to the site.

Drainage – Additional information must be provided concerning the storm water flows on the site. The Engineering Division stated it would like to see the storm water flowing towards the landscaping islands. In addition, information pertaining to grading needs to be shown in order for staff to adequately review the proposal.

Due to the need to significantly revise the proposed plan to insure compliance with the City Ordinance, mitigate impacts on adjacent residential uses, comply with the intent of the Office Commercial Zoning District and protect the public health and safety, **Staff is recommending that the request be continued to the November 7, 2002 Planning Commission meeting to allow the applicant to submit a revised site plan.**