

STAFF REPORT

November 7, 2002

No. 02PD052 - Planned Commercial Development - Initial Development Plan ITEM 29

GENERAL INFORMATION:

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 and Final Development Plan for the Planned Commercial Development be approved with the following stipulations.

Engineering Division Recommendations:

1. **The applicant shall submit additional drainage information prior to issuance of a building permit;**

Urban Planning Division Recommendations:

2. **The requirements of the City of Rapid City Municipal Code shall be met at all times.**
3. **The landscaping shall be constructed as identified on the site as submitted and shall be maintained in a live vegetative state;**
4. **The architectural style of the building will be constructed as shown on the elevations submitted;**

STAFF REPORT

November 7, 2002

No. 02PD052 - Planned Commercial Development - Initial Development Plan ITEM 29

5. The lighting will be constructed in a way as to minimize the impacts on surrounding land uses and direct lighting away from adjacent properties;
6. All signage shall be constructed as shown on the site plan as submitted; and
7. All parking shall be constructed as shown on the site plan as submitted.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the October 24, 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 the Office Commercial Zoning District.

The site was the previous location of the Zion Lutheran Church. In 1998, the property was rezoned from High Density Residential Zoning District to Office Commercial Zoning District. The 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. **The applicant submitted a revised site plan on October 25th, 2002. The revised site plan removed the proposed access point onto the alley. There will be two approach locations on Quincy Street; one point will be an entrance only, while the other approach will be exit only. This proposed change will alleviate the necessity of a traffic study.**

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. **The approach onto the alley has been eliminated reducing the impact of the proposed use on the adjacent residential uses. The revised site plan demonstrates that the turning radius on the site will accommodate emergency vehicle access, and the Fire Department has reviewed and approved these changes.**

Stacking spaces – The applicant has proposed the development of three teller bays in

STAFF REPORT

November 7, 2002

No. 02PD052 - Planned Commercial Development - Initial Development Plan **ITEM 29**

addition to an automatic teller machine. Each of these machines will require three additional spaces for stacking behind the service bay. The proposed site plan does not appear to have sufficient room to provide these stacking spaces. **The revised site plan that the applicant has submitted shows adequate room for three stacking spaces at 23 linear feet a piece behind each bay.**

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 prevision 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.” **The revised site plan the applicant has submitted shows a 25 foot front yard setback being being provided along the east side of the structure. A 15 foot setback is being requested off of 5th street. This is a 10 foot reduction in the required setback from 25 feet to 15 feet. The applicant is showing additional landscaping in this area to soften the impact of the reduced setback from the adjoining uses to the north. The site plan identifies the provision of nearly three times the minimum landscaping requirements of the Zoning Ordinance. The applicant’s proposal identifies the development of an exceptional landscape plan for the site.**

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. **The applicant has resubmitted a site plan showing the building located outside of the sight triangles. In addition, all landscaping is located outside of the sight triangles as well.**

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. **The revised site plan includes a signage plan. The signage plans shows two monument signs on Quincy Street and one monument sign on Fifth Street. The plan states the monument signs shall be two-sided, interior illuminated signs 4 feet by 6 feet on a 24 inch masonry base. The plan also states that Building**

STAFF REPORT

November 7, 2002

No. 02PD052 - Planned Commercial Development - Initial Development Plan ITEM 29

signage will be individual back lit aluminum frame letters and the logo. Signage on the building will be on the North and East faces.

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. **The revised site plan shows a lighting plan which states, “Parking Lot Lighting shall consist of cut-off luminaries with segmented optics and house-side shields at the perimeter. Lighting levels shall follow N.E.M.A. Guidelines for parking lot lighting, and all fixtures shall be dark-shy compliant.” Staff is recommending that all lighting be directed away from the adjoining properties.**

Elevations – The applicant has submitted elevations for the proposed structure. The elevations show brick veneer on east side of the building with split face veneer on the west side. The elevations also show signage on north and east facades of the building.

Drainage – Additional information must be provided concerning the storm water flows on the site. The Engineering Division is recommending that the storm water flow towards the landscaping islands. In addition, information pertaining to grading needs to be shown in order for staff to adequately review the proposal. **The revised site plan is showing two new storm sewer inlets bringing the total storm sewer inlets to six. However, the Engineering Division is recommending that prior to a building permit being issued, that additional information regarding drainage be submitted for review and approval.**

Staff is recommending that the request be approved with the stated stipulations. The required Planned Commercial Development sign has been posted on the property and the receipts from certified mailing have been returned as of the writing of this staff report.