

STAFF REPORT

March 6, 2003

No. 03PD008 - Major Amendment to a Planned Commercial Development to expand the area of the Planned Commercial Development and a Planned Commercial Development - Initial Development Plan **ITEM 45**

GENERAL INFORMATION:

PETITIONER	WCL Associates, Inc. for Best Buy Company, Inc.
REQUEST	No. 03PD008 - Major Amendment to a Planned Commercial Development to expand the area of the Planned Commercial Development and a Planned Commercial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lot 8R of Block 3 in the NW1/4 NE1/4 Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.01 acres
LOCATION	2320 Haines Avenue
EXISTING ZONING	General Commercial District/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 District/Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/07/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the major amendment to a Planned Commercial Development to expand the area of the Planned Commercial Development and the Planned Commercial Development – Initial Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. The applicant shall submit a grading, sediment, and erosion control plan prior to issuance of a building permit;

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2. The applicant shall obtain all proper state and local permits prior to issuance of a building permit;
3. The applicant shall submit a complete drainage plan that shows 100 percent collection of storm water for a 100 year flood event prior to issuance of a building permit;
4. The applicant shall submit a site plan showing abandonment of all existing water lines at the site upon Final Development Plan application;
5. The applicant shall submit a site plan showing the locations of all required water utilities at the site upon Final Development Plan application;
6. The applicant shall demonstrate adequate water flows and calculations that proper water flows exist at the site upon Final Development Plan application;
7. The applicant shall submit a revised site plan showing greater design details for the right in/ right out approach from Disk Drive upon Final Development Plan application;
8. The applicant shall submit profiles of all proposed retaining walls prior to Final Development approval;

Fire Department Recommendations:

9. Prior to issuance of a building permit, the applicant shall submit a site plan showing the building is fire sprinklered;
10. The applicant shall maintain a 20 foot wide fire lane with 13 feet 6 inches of vertical clearance at all times;
11. The applicant shall maintain a maximum road grade of 12 percent at all times;
12. The applicant shall maintain access to the building at all times for emergency vehicles at all access points to the building;
13. The applicant shall maintain two hydrants on site at all times;

Transportation Planning Division Recommendations:

14. Upon submission of the Final Development Plan, the applicant shall submit a revised site plan addressing pedestrian accessibility to the site at the approach off of Disk Drive; and

Urban Planning Division Recommendations:

15. The applicant shall submit information pertaining to materials, lighting, color, size, etc. for all signage at the site and shall be identified in a sign package prior to Final Development approval.

GENERAL COMMENTS: The applicant is proposing a 30,481 square foot, single story, retail development at the proposed site. The proposed development, Best Buy, is a national chain which sells electronics goods and services. The proposed development is located at the northwest corner of Disk Drive and Haines Avenue on a five acre lot. Currently an abandoned structure is located on the site. The applicant is proposing to demolish the abandoned structure. In addition, the applicant is proposing to expand the current Planned Commercial Development at the site to cover the entire parcel.

In 1998, a Planned Development Designation was approved on the lot to the north of the

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proposed property, and the Planned Development Designation also crossed the north west corner of the subject site. On December 29, 1999 council approved a lot split at the site shifting the northern boundary of the site perpendicular with Haines Avenue. On December 17, 2001 the City of Rapid City City Council approved an Initial and Final Development Plan at the site to the north for Lowe's; however, the Initial Final Development Plan was approved with a portion of the Planned Commercial Development crossing Lot 8R of Block 3, where the proposed development is going to be located. The applicant is currently proposing to expand the Planned Commercial Development at the site to cover all of lot 8R.

STAFF REVIEW: Staff has reviewed the proposed Major Amendment to the Planned Commercial Development – Initial Development Plan and has noted the following major issues:

Access: Additional information needs to be submitted for review and approval prior to Final Development Plan approval concerning the proposed approach to the site from Disk Drive. The City entered into an agreement with the land owner in 1995. The agreement provided for the closure of two existing approaches along Haines Avenue at the site, in exchange for the approach off of Disk Drive. However, the agreement allows the City to close the approach onto Disk Drive if safety or capacity problems arise as a result of the approach. A copy of the agreement is attached to this report. The applicant should be aware that the City retains the right to close the approach in accordance with the terms of the identified agreement.

The submitted site plan shows a right in / right out approach off of Disk Drive; however, additional detailed information regarding the approach needs to be submitted to ensure the approach functions as a right in / right out approach only. Design Details on the "lamb chop" median design must be submitted including specific information on the anticipated number of average number of average daily trips using the approach, radius dimensions, curb height, lane width, etc. Additional information regarding the need for and design of a deceleration lane for west bound vehicles entering the right in/right out approach needs to be provided. Consideration is also required to insure that the design is coordinated with the future construction of an additional turn lane at the intersection of Disk Drive and Haines Avenue.

Emergency Vehicle Access: The submitted site plan shows an emergency vehicle access way to the rear of the building to allow emergency vehicles access to the rear of the site. Revisions to the submitted site plan will need to be reviewed and approved in order to ensure the proposed emergency access way functions properly. The submitted site plan shows a gate at the proposed location to discourage patrons of the site from using the rear of the site as access from Disk Drive to Pahasapa Road which would allow vehicles access to Lowe's from Disk Drive without using Haines Avenue. In addition, the applicant has proposed a grass paving system which would also discourage drivers; however, the proposed grass paving system must be capable of supporting all emergency vehicles. A

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revised site plan shall be submitted with the Final Development Plan Application modifying the proposed emergency vehicle access in the area south of the proposed structure. The modifications shall reduce driver confusion while providing for emergency vehicle access. City Staff is concerned over potential patrons being confused by traffic circulation patterns upon entering the site.

Pedestrian Accessibility: Revisions to the submitted site plan showing better pedestrian accessibility to the site need to be submitted for review prior to Final Development approval. The revisions need to alleviate any congestion between pedestrians and vehicles. City Staff would like to see additional information showing crosswalks at the approach off of Disk Drive. Staff would like to see a cross walk across the approach to allow pedestrians continuous access along the north side of Disk Drive. In addition, information pertaining to pedestrian access from the east and west sides of the Disk Drive approach to the Best Buy structure needs to be reviewed. Potential conflicts between pedestrians and vehicles could cause traffic to potentially back up onto Disk Drive, which would lead to a hazardous situation.

Grading Plan: Additional information regarding a grading plan must be submitted for review and approval prior to Final Development approval. In addition, a sediment and erosion control plan will need to be submitted, in order to ensure that all grading is done in compliance with the City of Rapid City Municipal Code.

Drainage: Prior to Final Development Plan approval, additional information needs to be submitted for review and approval pertaining to the drainage plan. A complete drainage plan that shows 100 percent collection of storm water for a 100 year flood event needs to be submitted to City Staff in order to ensure adequate drainage is being accommodated at the site.

Water Line: A profile of the new water main needs to be submitted for review and approval prior to Final Development Plan approval in order to ensure city infrastructure is being properly extended to the site. The existing water service line to the lot needs to be abandoned as per the City of Rapid City Municipal Codes. In addition, information regarding the fire hydrant lead and service line needs to be submitted in order to verify adequate water service will be extended to the site.

Parking: The submitted site plan shows a 30,481 square foot retail structure. The parking space requirement for a retail use in the City of Rapid City is five spaces per 1000 square feet of retail space. The minimum number of required parking spaces for a 30,481 square foot structure with a retail use is 153 parking spaces. The submitted site plan has provided 188 parking spaces which exceeds the minimum requirement. The applicant has proposed parking spaces that are nine feet wide; however, the proposed parking spaces are 19.5 feet in depth. This exceeds the minimum parking stall depth requirement by a foot and a half.

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Retaining walls: Additional information showing a profile of all retaining walls located on the site will need to be submitted for review and approval prior to Final Development Plan approval. Provisions need to be taken in order to ensure all retaining walls at the site will be in compliance with the City of Rapid City Municipal Codes for safety and security at the site.

Signage: Additional information showing the materials, lighting, color, size, etc. used in the construction of the signage at the site will be needed for review and approval prior to Final Development Plan approval. The submitted site plan shows two monument signs. One monument sign is located south of the Disk Drive approach, and the other monument sign is located south of the approach off of Pahasapa Road. Each monument sign appears to be a total of 32 square feet with 14 square feet designated for Best Buy and 16 square feet for other potential businesses located at the site. The signs appear to be internally illuminated double sided signs. In addition, there is a proposed pylon sign identified for construction along Haines Avenue. The pylon sign will be 45 feet in height and appears to be a 300 square foot internally illuminated double sided sign, supported by two poles. In addition, the submitted sign plan shows two wall mounted signs. One sign facing Disk Drive is 225 square feet, while the other sign facing Haines Avenue is 350 square feet. Both of these signs display the Best Buy logo.

Site Design: The submitted site plan appears to be in compliance with all City of Rapid City Municipal Codes pertaining to setbacks, lot coverage, landscaping, landscaping islands, screening fences, lighting, height, etc.

Staff recommends the approval of the stated stipulations of the Major Amendment to the Planned Commercial Development – Initial Development Plan. The applicant will need to address a number of issues in more detail prior to Final Development Plan Approval. According to the Planned Commercial Development – Initial Development Plan Ordinance, no building permits will be permitted until such time as a Final Development Plan is approved.

As of this writing, the receipts from the certified mailing have not been returned; however, the Major Amendment to a Planned Commercial Development sign has been posted on the property. Staff will notify the Planning Commission at the March 6, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has not received any calls or letters concerning the proposed Major Amendment to a Planned Commercial Development – Initial Development Plan.