

STAFF REPORT

April 10, 2003

No. 03PD013 - Planned Commercial Development - Initial and Final Development Plan

ITEM 32

GENERAL INFORMATION:

PETITIONER	Randy Hildebrant
REQUEST	No. 03PD013 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 29-31 less Lots H1, Block 2, Riverside Subdivision, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .240 acres
LOCATION	1130 West Omaha Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Flood Hazard District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/14/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Initial and Final Planned Commercial Development be approved with the following stipulations:

Fire Department Recommendation:

1. All Uniform Fire Codes shall be continually met;

Building Inspection Division Recommendation:

2. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

Urban Planning Division Recommendations:

3. The commercial development shall conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Commercial Development;
4. The proposed sign(s) shall conform architecturally to the plans and elevations submitted

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- as part of this Initial and Final Planned Commercial Development. Any additional signage, in compliance with the Sign Code, shall require the review and approval of a Minimal Amendment;
5. A minimum zero yard setback along Twelfth Street, Executive Street and the adjacent property located directly east of the subject property shall be allowed with the stipulation that a minimum 11.08 foot front yard setback shall be provided along Omaha Street. In addition, no part of the structure shall encroach into the sight triangle at the Twelfth Street/Omaha Street intersection;
 6. The off-street parking shall be reduced from 21 parking spaces to zero parking spaces with the stipulation that the property shall be used as a floor covering business as proposed. No additions, expansions an/or change in use shall be allowed until such time as sufficient off-street parking can be provided;
 7. A maximum 77% lot coverage shall be allowed in lieu of 75% with the stipulation that no additional lot coverage be allowed;
 8. An unloading area shall be allowed within the Executive Street right-of-way located directly north of the property with the stipulation that no unloading area shall be allowed within the Twelfth Street right-of-way;
 9. A minimum of 4,250 landscaping points shall be provided as shown on the applicant's site plan; and,

Engineering Department Recommendation:

10. Any on-street parking located along the west lot line shall be revised and/or improved as necessary to meet the City's applicable on-street parking standards.

GENERAL COMMENTS:

The applicant is requesting approval of an Initial and Final Planned Commercial Development to allow a floor covering business to be located on the above legally described property. A 9,660 square foot retail store is located on the property and is currently occupied by Sir Randy's Floor Coverings. The applicant has indicated that the South Dakota Department of Transportation has acquired 18 foot of right-of-way along the south lot line as a part of the Omaha Street reconstruction project. As such, the applicant is proposing to remove a portion of the building along Omaha Street in order to eliminate any structural encroachment into the right-of-way and the sight distance triangle at the Twelfth Street/Omaha Street intersection.

The property is an approximately .240 acre parcel and is located in the northwest corner of the Twelfth Street/ Omaha Street intersection.

STAFF REVIEW:

During the review of the Initial and Final Planned Commercial Development, staff identified the following considerations:

Setbacks: The existing structure currently provides a zero side, front, and rear yard setback. The General Commercial District requires a minimum 25 foot front and rear yard setback. In addition, a 25 foot setback is required along all street frontage(s). The existing structure is

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currently legal non-conforming; however, any alterations and/or expansions of the building must provide the minimum setback(s) as per Chapter 17.18 of the Rapid City Zoning Ordinance. The applicant's site plan identifies that an approximate 1,360 square foot area of the building located along Omaha Street will be removed. In addition, the site plan identifies that a minimum 11.08 foot front yard setback will be provided in lieu of the existing zero foot front yard setback along Omaha Street. Staff recommends that the 11.08 foot front yard setback be allowed in lieu of the minimum required 25 foot setback with the stipulation that no part of the structure encroach into the sight distance triangle at the Omaha Street/Twelfth Street intersection. The zero yard setbacks along Twelfth Street and Executive Street continue to be legal non-conforming since no part of the building is being altered along these two roadways.

Lot Coverage: The General Commercial District allows a maximum lot coverage of 75 percent. Prior to the acquisition of the 18 feet of right-of-way by the South Dakota Department of Transportation, the property with the existing building had 90 percent lot coverage. With the acquisition of right-of-way and the elimination of a portion of the building as proposed, the property will have 77 percent lot coverage. This is an improvement from the original design of the site and, as such, staff supports that a maximum lot coverage of 77 percent be allowed. The applicant should be aware that any additional structural expansion(s) on the site that result in additional lot coverage will not be supported.

Parking: The applicant's site plan identifies that the revised building will provide a 5,777 square foot area to be used as display and retail and a 2,524 square foot area within the basement to be used as storage. The combination of use(s) will require that a minimum of 21 off-street parking spaces be provided. Currently, zero off-street parking is provided for the existing 9,660 square foot structure. Reducing the size of the existing building results in a parking requirement reduction of 15 spaces, or 36 parking spaces to 21 parking spaces. Even with the reduction of the building, no additional off-street parking will be provided due to the constraints imposed by the size of the lot. Currently, ten on-street parking spaces exist along the west side of the building within the Twelfth Street right-of-way. The applicant has indicated that the on-street parking is typically used by customers and/or employees. The applicant has also indicated that he has attempted to negotiate with the South Dakota Department of Transportation to purchase the adjacent property located directly east of the site in order to provide off-street parking. The South Dakota Department of Transportation has indicated that the property is not currently available for purchase. Staff recommends that the off-street parking requirement be reduced from 21 parking spaces to zero parking spaces with the stipulation that the property must be used as a floor covering business as proposed. No additions, expansions and/or change in use will be allowed until such time as sufficient off-street parking can be provided. The Engineering Division has also indicated that the existing on-street parking along Twelfth Street must be revised and/or improved as necessary to meet the City's applicable on-street parking standards. In particular, the parking spaces must be re-striped to provide 45 degree parking in lieu of 90 degree parking. Re-striping the parking spaces as identified will require that vehicles back south onto Twelfth Street and travel north. The 90 degree parking, as it currently exists, allows vehicles to back either direction onto Twelfth Street. Other revisions and/or improvements may be necessary

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to meet the City's on-street parking standards.

The applicant has also indicated that two loading doors and/or docks currently exist on the building. One loading area is located along the north side of the building within the Executive Street right-of-way and a second loading area is located along the west side of the building within the Twelfth Street right-of-way. Twelfth Street is identified as a collector road on the major street plan and, as such, staff is recommending that the loading area along Twelfth Street be eliminated. Staff recommends that the loading area be restricted to the north loading door located along Executive Street.

Design Features: The existing building is a one story structure with a basement. The applicant has submitted elevations identifying that the proposed new wall along the south side of the building will also be constructed as a one story structure. The existing building as well as the new wall will consist of wood, glass and brick. The structure has a flat roof and is earth tone in color. The applicant has indicated that the remodeled south side will continue to be the same off-white color as currently exists on that portion of the building. Staff is recommending that the building conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Commercial Development.

Signage: The applicant's site plan identifies that three existing wall mounted signs will be relocated as a result of removing a portion of the building. Each sign is a non-illuminated wall mounted sign with red lettering and measures 2 foot X 29 foot. The signs will be located along the south, east and west sides of the building, respectively, and will read "Carpet Mill Outlet". Staff is recommending that the signs conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Commercial Development.

Landscaping: A minimum of 2,266 landscaping points are required. The applicant's site plan identifies 4,250 landscaping points to be located adjacent to the new wall along the south side of the building. Due to the close proximity of the building to the Omaha Street right-of-way, staff is recommending that a minimum of 4,250 landscaping points be provided to minimize the negative impact the new wall may have along Omaha Street.

Notification Requirement: As of this writing, the sign has been posted on the property; however, the certified mailing receipts have not been returned. Staff will notify the Planning Commission at the April 10, 2003 Planning Commission meeting if this requirement has not been met. Staff has not received any calls regarding this item.