

STAFF REPORT

April 24, 2003

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**No. 03PD015 - Planned Commercial Development - Final      ITEM 25  
Development Plan**

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GENERAL INFORMATION:

PETITIONER	WCL Associates, Inc. for Best Buy Company, Inc.
REQUEST	<b>No. 03PD015 - Planned Commercial Development - Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 8R, Block 3, in the NW1/4 NE1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.006 acres
LOCATION	2320 Haines Avenue
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/Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/28/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. The applicant shall obtain a Right of Way work permit prior to any construction in the Right of Way;
2. The applicant shall submit additional information regarding a sediment control plan prior to issuance of a building permit;

Fire Department Recommendations:

3. All Uniform Fire Codes shall be continually met;

## STAFF REPORT

April 24, 2003

---

### **No. 03PD015 - Planned Commercial Development - Final      ITEM 25 Development Plan**

---

4. The applicant shall submit a revised site plan showing all emergency vehicle access ways constructed of asphalt or concrete prior to issuance of a building permit;
5. The applicant shall submit a revised site plan showing a gate at the entrance and exit of the emergency vehicle access which can only be opened by authorities having jurisdiction;

#### Urban Planning Division Recommendations:

6. The applicant shall obtain a vacation of non-access easement prior to issuance of a building permit at the site.
7. The landscaping shall be constructed as identified on the site plan as submitted and shall be maintained in a live vegetative state;
8. The architectural style of the building will be constructed as shown on the elevations submitted;
9. The lighting will be constructed in a way as to minimize the impacts on surrounding land uses and direct lighting away from adjacent properties;
10. All signage shall be constructed as shown on the site plan as submitted; and
11. All parking shall be constructed as shown on the site plan as submitted.

GENERAL COMMENTS: The applicant is proposing to construct 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 nothing is located on the site.

On March 16, 2003 the Planning Commission approved an initial development plan for the site with 15 stipulations. These stipulations included:

1. The applicant shall submit a grading, sediment, and erosion control plan prior to issuance of a building permit;
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;
9. Prior to issuance of a building permit, the applicant shall submit a site plan showing the building is fire sprinklered;

## STAFF REPORT

April 24, 2003

---

### No. 03PD015 - Planned Commercial Development - Final ITEM 25 Development Plan

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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;
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
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.

In addition, the boundary to expand the current Planned Commercial Development at the site was approved to cover the entire parcel.

In 1998, a Planned Development Designation was approved on the lot to the north of the proposed property, and the Planned Development Designation also crossed the north west corner of the subject site. On December 29, 1999 City 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 Planned Commercial Development Designation was expanded at the site to cover all of lot 8R.

STAFF REVIEW: Staff has reviewed the proposed Planned Commercial Development – Final Development Plan and has noted the following major issues:

Disk Drive approach: The submitted site plan shows the approved Disk Drive approach through the Initial Development Plan removed from the site. The applicant has stated due to the number of issues involving safety, congestion, and traffic circulation, removing the approach from the site was the best alternative.

Right of Way work: Prior to any construction in public right of way, a right of way work permit will be required. This permit will ensure that any work completed in the right-of-way is done to allow the site to function adequately.

Sediment Control: Additional information regarding erosion sediment control shall be submitted prior to issuance of a building permit to ensure the erosion control will work properly.

Emergency Vehicle Access: The submitted site plan shows the emergency vehicle access to the rear of the site being stabilized with grass pavers. The Fire Department Staff has determined that this type of stabilization method is inadequate due to the increased difficulty in maintenance and support. A revised site plan shall be submitted showing the emergency vehicle access on the east side of the site being paved with a surface as approved by the

## STAFF REPORT

April 24, 2003

---

### No. 03PD015 - Planned Commercial Development - Final ITEM 25 Development Plan

---

city engineer.

Staff is also recommending a gate along the entrance and exit of the emergency vehicle access. This gate would be locked, and only the fire department would have the key. This would also discourage or prevent people from using this access way.

In addition, the applicant is proposing to vacate a non-access easement along the property line abutting Pahasapa Road. This vacation must be approved prior to any building permits being issued at the site.

Signage: The submitted site plan proposes the construction of two monument signs on the property. 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 which is yellow, black, and blue in nature. The applicant has stated the signs will be constructed of Panaflex face with a 3M colored translucent film. The signage at the site appears to be in compliance with the City of Rapid City Municipal Codes.

Lighting: The lighting at the site appears to consist of four poles with three lights on each pole in the parking lot. Then around the edge of the parking lot there are four poles with two lights on each pole and one pole with one light. Each pole appears to be 40 feet high with 1000 watt metal halide fixtures located on each pole. There also appears to be 18 lights mounted on the walls of each building.

Landscaping: The developed portion of the lot, as shown on the submitted site plan is 160,075 square feet. The square footage of the footprint of the building is 30,481. This requires 129,594 landscaping points to be met at the site. The landscaping points identified on the submitted site plan is 130,700. This consists of 32 deciduous trees varying in species from ash, honey locust, oak, maple, etc. In addition, the site plan shows 20 coniferous trees consisting of nine Norway Spruces and 11 Austrian Pines throughout the site. The site plan also shows 109 shrubs throughout the site consisting of juniper, spirea, potentilla, etc. There are also perennials and sod that total 130,700 landscaping points. The site plan also shows four landscaping islands in compliance with the requirement for a parking lot with 170 parking spaces.

Staff recommends the approval of the stated stipulations of the Planned Commercial Development – Final Development Plan. As of this writing, the receipts from the certified mailing have not been returned; however, the Planned Commercial Development sign has

## STAFF REPORT

April 24, 2003

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been posted on the property. Staff will notify the Planning Commission at the April 24, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has not received any calls or letters concerning the proposed Planned Commercial Development – Final Development Plan.