

STAFF REPORT

August 21, 2003

No. 03PD039 - Major Amendment to a Planned Commercial Development ITEM 18

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Stockmen's Financial Corporation
REQUEST	No. 03PD039 - Major Amendment to a Planned Commercial Development
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	805 5th Street
EXISTING ZONING	Office Commercial District w/Planned Commercial Development
SURROUNDING ZONING	
North:	Central Business District
South:	High Density Residential District
East:	Office Commercial District w/Planned Commercial Development
West:	Office Commercial District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	07/25/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the following stipulation:

Urban Planning Division Recommendation:

1. The fence shall be constructed in accordance with the architectural design plans and elevations as submitted.

GENERAL COMMENTS: The applicant is proposing a Major Amendment to a Planned Commercial Development to allow an opaque six foot single sided Cedar fence with masonry piers every ten feet in lieu of the previously approved wrought iron fence. A major amendment to the Planned Commercial Development to allow the wrought iron fence in lieu

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of the required opaque ornamental fence was approved by the City of Rapid City Planning Commission on April 24, 2003 with one stipulation. That stipulation was that the proposed wrought iron fence be constructed architecturally to the design and elevations as submitted by the applicant. Any change in the approved site plan from a specifically stated stipulation requires a Major Amendment to the Planned Commercial Development Designation.

The original Planned Commercial Development was approved with seven stipulations on November 7, 2002 for a commercial bank. These stipulations were:

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

The location of the proposed Major Amendment is on the southwest corner of Fifth Street and Quincy Street. The proposed amendment is located on an .88 acre tract which was part of the original platting of the City of Rapid City. The site is currently zoned Office Commercial, and a bank is currently being constructed on the site.

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. A Planned Development Designation was not placed on the site at this time. However, a Planned Commercial Development Designation was approved at the site in November, 2002, in order to resolve issues at the site regarding access, circulation, setbacks, and other issues. In 2001, a Planned Development Designation was approved for the adjacent property to the west to allow Office Commercial Uses as a Planned Commercial Development on that site.

STAFF REVIEW: Staff has reviewed the request for a Major Amendment to the Planned Residential Development, and has noted the following issue:

Screening: This request will bring the site into compliance with the City of Rapid City Municipal Code 17.40.070 which states the screening requirements for the Office Commercial Zoning District. The opaque ornamental fence will reduce the impacts of the proposed Office Commercial Use on the neighboring residential land uses. The opaque ornamental fence will reduce the light, noise, and other associated negative impacts on the neighboring homes. Staff supports this request to reduce the potential negative impacts on the surrounding land uses.

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The green cards from the required notification of surrounding property owners have not been returned at the time of writing this report. A sign stating that a Major Amendment to a Planned Residential Development has been requested and is posted on the property. Staff shall notify the Planning Commission at the July 10, 2003 Planning Commission meeting, if the green cards documenting compliance with the notice requirements have not been returned. Staff has not received any comments regarding the proposed use at the time of writing this report.