

STAFF REPORT

January 22, 2004

No. 03PD062 - Major Amendment to a Planned Commercial ITEM 24 Development - Initial Development Plan

GENERAL INFORMATION:

PETITIONER	Renner & Associates LLC for First Western Bank
REQUEST	No. 03PD062 - Major Amendment to a Planned Commercial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 thru 16, Lots 21 thru 28, Lots A thru F, and vacated alley, all located in Block 4 of Riverside Addition, and a portion of Eleventh St. Right-of-Way, located in SE1/4 of SE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.686 acres
LOCATION	At the southwest corner of the intersection of Omaha Street and West Boulevard
EXISTING ZONING	General Commercial w/PCD/Light Industrial
SURROUNDING ZONING	
North:	General Commercial District /Flood Hazard District
South:	Light Industrial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/26/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to an Initial Planned Commercial Development be approved with the following stipulations:

1. A Final Plat shall be reviewed and approved prior to approval of a Final Planned Commercial Development. In addition, the eastern ten feet of the Eleventh Street right-of-way shall be vacated or the site plan shall be revised eliminating this area from the development;
2. Upon submittal of a Final Planned Commercial Development, site grading and drainage plans shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that storm water is being collected on site and routed to the existing public storm sewer system located in the Eleventh Street right-of-way;

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3. Upon submittal of a Final Planned Commercial Development, a water and sewer plan shall be submitted for review and approval. In addition, the sewer plans shall show the abandonment of that portion of an existing sewer main located under the proposed structure;
4. Upon submittal of a Final Planned Commercial Development, a Special Exception shall be obtained to allow three approaches to a commercial property in lieu of two approaches as per the Street Design Criteria Manual or the site plan shall be revised to show only two approaches to the site;
5. Upon submittal of a Final Planned Commercial Development, a Special Exception shall be obtained to reduce the separation requirement from 230 feet to 205 feet between the proposed approach located along Omaha Street and the West Boulevard/Omaha Street intersection as per the Street Design Criteria Manual or the site plan shall be revised to meet the separation requirement;
6. Prior to approval of the Final Planned Commercial Development, the Eleventh Street right-of-way shall be vacated as proposed or the site plan shall be revised eliminating ten feet along the west lot line from the subject property;
7. Upon submittal of a Final Planned Commercial Development, a sign package shall be submitted for review and approval;
8. Upon submittal of a Final Planned Commercial Development, a lighting package shall be submitted for review and approval;
9. Upon submittal of a Final Planned Commercial Development, a complete landscaping plan shall be submitted for review and approval;
10. Upon submittal of a Final Planned Commercial Development, structural elevations for the proposed commercial structure(s) shall be submitted for review and approval. In addition, a list of building materials shall be submitted for review and approval;
11. Upon submittal of a Final Planned Commercial Development, the applicant shall identify the specific use(s) to be located on the subject property. In addition, a parking plan shall be submitted for review and approval demonstrating that the minimum required parking spaces are being provided as per the City's adopted Parking Regulations;
12. Prior to approval of the Final Planned Commercial Development, the south half of the property shall be rezoned from Light Industrial District to General Commercial District;
13. All provision of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Commercial Development or the Final Planned Commercial Development or a subsequent Major Amendment;
14. Upon submittal of a Final Commercial Development Plan, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;
15. Prior to issuance of a building permit, fire hydrants shall be in place and operational;
16. The commercial structure shall be sprinklered as required by the Uniform Fire Code;
17. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre; and,
18. Prior to approval of a Final Planned Commercial Development, an approach permit shall be obtained from the South Dakota Department of Transportation for the proposed approach along Omaha Street. In addition, the applicant shall provide signage identifying that the approach functions as a right-in/right-out approach.

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GENERAL COMMENTS:

The applicant has submitted a Major Amendment to an Initial Planned Commercial Development to increase the boundaries of the development to include the southern half of the block. In addition, the applicant has submitted a Layout Plat to combine the subject property, a block of property located between Rapid Street and Omaha Street, into one lot. The applicant has also submitted a request to rezone the southern half of the block from Light Industrial District to General Commercial District. (See companion item #03PL126 and 03RZ065.)

On July 25, 2000, the City Council approved an Initial Planned Commercial Development to allow a bank to be constructed on the north half of the subject property. The property is located in the southwest corner of the Omaha Street/West Boulevard intersection. Currently, two billboards are located on the property.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Initial Planned Commercial Development and has noted the following considerations:

Design Features: The applicant has indicated that a four story structure with a basement will be constructed on the property. To date, structural elevations as well as a list of building materials have not been submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of the Final Planned Commercial Development.

Lighting, Signage and Landscaping: Upon submittal of a Final Planned Commercial Development, a lighting and signage plan must be submitted for review and approval. In particular, the two existing billboards as well as any additional signage must be shown. In addition, the applicant must submit a landscaping plan for review and approval. Staff has noted that Omaha Street and West Boulevard Street serve as gateways into the City, and, as such, are recommending that the landscaping plan be designed to provide a focal point and to enhance the aesthetic conditions of the community.

Parking: The applicant has indicated that the proposed structure will primarily be used as a bank with drive thru windows. The applicant has also indicated that portions of the building may eventually be used as retail outlets. Upon submittal of a Final Planned Commercial Development, the applicant must identify the proposed uses within the structure. In addition, the parking plan must provide the minimum required parking for the use(s) as per the Parking Regulations. In particular, a minimum of three stacking lanes per drive thru must be provided.

Access: The subject property is bordered by Omaha Street along the north lot line, West Boulevard along the east lot line, Rapid Street along the south lot line and Eleventh Street along the west lot line. The site plan identifies one access from Omaha Street and two access point from Rapid Street. The Street Design Criteria Manual states that a maximum

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of two approaches shall be allowed for each commercial lot. As such, the applicant must obtain a Special Exception to allow the three approaches or the site plan must be revised to show only two approaches. In addition, the site plan identifies a separation of 205 feet between the approach located along Omaha Street and the West Boulevard/Omaha Street intersection. The Street Design Criteria Manual requires a minimum separation of 230 feet. As such, a Special Exception must be obtained to reduce the separation as identified or the site plan must be adjusted accordingly prior to submittal of a Final Planned Commercial Development. (Please note that the applicant has requested that the Special Exceptions be reviewed as a part of the associated Layout Plat.)

The South Dakota Department of Transportation has indicated that an approach permit must be obtained for the proposed approach along Omaha Street. In addition, the applicant must provide signage identifying that the approach functions as a right-in/right-out approach.

Water and Sewer: Staff has indicated that a water and sewer plan must be submitted for review and approval. The City recently constructed a sewer main in the vacated alley located through the middle of the subject property in order to serve the bank that was initially proposed to be located in the north half of the block. This site plan identifies the proposed structure located over a portion of the sewer main. As such, sewer plans must be submitted for review and approval showing the abandonment of that portion of the existing sewer main located under the proposed structure. Staff is recommending that a water and sewer plan be submitted as identified upon submittal of a Final Planned Commercial Development.

Grading and Drainage Plan: Staff has indicated that site grading and drainage plans must be submitted for review and approval. In particular, the drainage plan must demonstrate that storm water is being collected on site and routed to an existing storm sewer system located in the Eleventh Street right-of-way. Staff is recommending that a grading and drainage plan be submitted as identified upon submittal of a Final Planned Commercial Development.

Layout Plat: As previously indicated, the applicant has submitted a Layout Plat to combine the subject property into one 2.868 acre lot. The Layout Plat also identifies the proposed vacation of ten feet of the Eleventh Street right-of-way as it abuts the subject property. Staff is recommending that a Final Plat be approved prior to approval of a Final Commercial Development Plan. In particular, the right-of-way must be vacated as proposed through the platting process or a separate vacation of right-of-way petition or the site plan must be revised to eliminate the ten feet from the proposed area of development.

Fire Protection: The Fire Department staff has indicated that the proposed commercial structure must be sprinklered. In addition, the Fire Department staff has indicated that fire hydrants must be in place and operational prior to issuance of a building permit. The Fire Department staff has also indicated that an on-site fire hydrant may be needed in the northwest corner of the subject property requiring that a water line be extended on site to serve the fire hydrant. Staff is recommending that upon submittal of a Final Commercial Development Plan, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, be submitted for review and approval.

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Notification Requirement: As of this writing, the receipts for the certified mailing requirement have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the January 22, 2004 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquires regarding this proposal.