

STAFF REPORT

January 22, 2004

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**No. 03PD063 - Planned Commercial Development - Initial and Final Development Plan**

**ITEM 18**

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GENERAL INFORMATION:

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|----------------------------|---|
| PETITIONER                 | Thurston Design Group, LLP for the Children's Home Society of South Dakota                            |
| REQUEST                    | <b>No. 03PD063 - Planned Commercial Development - Initial and Final Development Plan</b>              |
| EXISTING LEGAL DESCRIPTION | Tract B, Neff's Subdivision #4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE             | Approximately 2.79 acres  |
| LOCATION                   | 1330 Jolly Lane   |
| EXISTING ZONING            | Low Density Residential District w/Planned Residential Development                                    |
| SURROUNDING ZONING         |   |
| North:                     | Limited Agriculture District (County)   |
| South:                     | Suburban Residential District (County)  |
| East:                      | Low Density Residential District  |
| West:                      | General Commercial District   |
| PUBLIC UTILITIES           | Rapid Valley Sanitary District  |
| DATE OF APPLICATION        | 12/26/2003  |
| REPORT BY                  | Karen Bulman  |

RECOMMENDATION:

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

1. All Uniform Fire Codes shall be continually met;
2. Prior to issuance of a building permit, the applicant shall submit plans showing that the residential/office structure will be sprinklered. In addition, an on-site fire hydrant may be needed to provide adequate fire protection as determined by the Fire Department;
3. Pine trees shall be used as screening to buffer potential future office commercial uses from the surrounding residential neighborhood on the southern boundary of the developed property;
4. Prior to issuance of a building permit for the proposed building addition, construction of facilities shall be completed to carry the discharge from the existing on-site storm water detention pond to the 60 inch storm sewer;

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5. The on-site detention pond shall remain in place and shall be maintained in good operating condition at all times by the owner of the property;
6. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
7. All provisions of the Off-Street Parking Ordinance shall be continually met;
8. All provisions of the Landscaping Regulations shall be continually met;
9. A maximum of twelve children shall be allowed at the emergency foster home at any one time. Outside counseling services and general office uses are also permitted. Any change in use or additional use, such as a caretaker's home, shall require a Major Amendment to the Planned Commercial Development;
10. All exterior lighting shall be designed so as not to shine on the adjacent properties;
11. The proposed structure shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development and the existing building; and,
12. The Final Commercial Development Plan approval shall expire if the use is not undertaken and completed within two years of the date of approval by City Council, or if the use as approved has ceased for a period of two years.

**GENERAL COMMENTS:** The applicant is requesting to rezone approximately 2.79 acres of property located north of Twilight Drive and east of Jolly Lane Road. The property was annexed into the City limits in 2000 and is zoned Low Density Residential District. The property located to the east is zoned Low Density Residential District. The property located to the west is zoned General Commercial District. The property located to the north is zoned Limited Agriculture District by Pennington County. The property located to the south is zoned Suburban Residential District by Pennington County. Jolly Lane Road terminates at the entrance into the subject property. The Children's Home Society of South Dakota provides a temporary residence for children through the emergency foster home located on the property. The applicant has indicated that they plan to expand counseling services and office uses on the site and construct a 1,790 square foot addition. Applications for a rezoning from Low Density Residential District to Office Commercial District (03RZ057) and an Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on a 2.79 acre parcel from a Low Density Residential to Office Commercial with a Planned Commercial Development (03CA045) have been submitted in conjunction with this Amendment to the Comprehensive Plan.

**STAFF REVIEW:** Staff has reviewed the Planned Commercial Development and has noted the following considerations:

**Fire Protection:** Any proposed construction shall be required to have the same level of fire protection existing in the developed building. Prior to installation of fire alarms and fire sprinklers, plans shall be submitted to the Fire Department for review. An on-site fire hydrant may be required as the proposed building is more than 150 feet from the off-site fire hydrant located in the street. Prior to obtaining a building permit, a site plan indicating the location of the on-site fire hydrant must be reviewed and approved by the Fire Department if

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it is determined to be necessary for adequate fire protection by the Fire Department.

Drainage: The Planned Residential Development – Initial and Final Development Plan indicated that the proposed on-site detention pond would serve as a temporary sediment pond. With the addition of the proposed office spaces, this detention pond will need to remain permanently to carry the additional drainage resulting from the additional construction. The on-site detention pond shall be maintained in good operating condition at all times by the owner of the property. Prior to issuance of a building permit, facilities to carry the discharge from the existing on-site storm water detention pond to the 60 inch storm sewer near the south west of the property must be constructed.

Design: The applicant has indicated that the proposed 1790 square foot office addition will be similar in design and materials to match the existing foster home on the property. The 1,790 square foot office addition will be 19 foot 4 inches in height. Lighting on the proposed office addition will match the security lighting on the existing building. All lights will be designed to prevent shining onto the adjacent properties. A master plan for the existing structure indicated that a caretaker's residence may be identified in the future. Any change in use or additional use, including the caretaker's residence, shall require a Major Amendment to the Planned Commercial Development.

Landscaping: The applicant has submitted a landscaping plan to identify additional landscaping for the proposed additional construction and parking lot. Specifically, six ponderosa pine trees will be located directly south of the proposed parking lot to serve as a buffer to the residential areas south of the subject property. In addition, the applicant has indicated that no signs will be located on the property. As such, a sign package is not necessary.

Parking: Three parking spaces were required at the time the existing property was developed. The addition of the office space will require the provision of an additional nine off-street parking spaces, for a total of 12 required off-street parking spaces on the subject property. The site plan identifies a total of 15 off-street parking spaces for the existing structure and the proposed addition. One of the spaces is identified as van handicap accessible.

The required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.

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