

STAFF REPORT

February 19, 2004

**No. 04PD002 - Planned Commercial Development - Initial and Final
Development Plan**

ITEM 17

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for GBA, Inc.
REQUEST	No. 04PD002 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Autumn Hills Plaza Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.95 acres
LOCATION	5312 and 5324 Sheridan Lake Road
EXISTING ZONING	General Commercial District/Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District/Planned Residential Development
South:	General Commercial District/Planned Development Designation
East:	General Commercial District/Planned Development Designation
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	01/23/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the March 4, 2004 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has requested approval of an Initial and Final Planned Commercial Development on the above legally described property. The applicant has indicated that a 9,000 square foot commercial structure will be located on the property. In particular, the applicant has indicated that a 1,000 square foot area will be used as a restaurant, a 7,000 square foot area will be used for retail sales and/or professional and business offices and a

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1,000 square foot area will be used as storage. In addition, the applicant has indicated that a coffee shack will be constructed south of the commercial structure.

The applicant has also indicated that in the future a 4,180 square foot restaurant may be constructed west of the commercial structure as Phase Two of the development. The applicant has indicated that a Major Amendment to the Planned Commercial Development will be submitted if and/or when the restaurant is to be constructed.

In 1999, the City Council approved a Planned Development Designation for four commercial lots located along Sheridan Lake Road, including the subject property. The subject property is located approximately 350 feet north of the Catron Boulevard/Sheridan Lake Road intersection on the east side of Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Commercial Development and has noted the following considerations:

Developmental Lot/Platting: The subject property includes two existing platted lots. The applicant's site plan identifies that the commercial structure will be constructed across the common lot line between the two lots. As such, the applicant must sign a developmental lot agreement to allow the two lots to be developed as one property with a common parking lot and landscaping plan or the property must be platted into one parcel.

An eight foot wide utility and minor drainage easement is located along the interior sides of all side and rear lot lines of the two properties. Prior to Planning Commission approval of the Final Planned Commercial Development, the utility and minor drainage easement located along the common lot line must be vacated or the site plan must be revised removing the structure from the easement. Please note that all of the affected utility companies must concur in writing with the proposed vacation.

Coffee Shack: The applicant's site plan identifies that a coffee shack will be located south of the proposed commercial structure. However, structural elevations of the coffee shack have not been submitted for review and approval. In addition, drive up window(s) must be shown as well as three stacking lanes per drive up window. To date, the applicant has not submitted a list of building materials for the coffee shack or the color scheme of the building. Staff is recommending that the Initial and Final Planned Commercial Development be continued to allow the applicant to submit the additional information as identified.

Commercial Structure: The applicant has submitted structural elevations of the commercial structure identifying that the proposed building will be one story with canopied drive through areas along the north and south of the building. To date, the applicant has not identified the location of the drive up window nor shown the stacking lanes for the drive up window. In addition, the applicant has not submitted a list of building materials for the commercial structure or the color scheme of the building. Staff is recommending that the Initial and Final

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Planned Commercial Development be continued to allow the applicant to submit additional information as identified.

Retaining Wall/Screen Fence: The applicant's site plan identifies a retaining wall and a screen fence to be located along the east lot line and the north lot line, respectively. An eight foot wide utility and minor drainage easement is located along the north lot line and a 100 foot wide permanent drainage easement is located along the east lot line. It appears that the retaining wall is located within the 100 foot wide permanent drainage easement. As such, the site plan must be revised to relocate the retaining wall outside of the easement. The retaining wall is shown to support the adjacent parking lot, and as such, must be designed by a Professional Engineer. To date, elevations and a list of building materials as well as the color scheme of the retaining wall and the screen fence have not been submitted for review and approval. Staff is recommending that the Initial and Final Planned Commercial Development be continued to allow the applicant to submit additional information as identified.

Drainage Information: To date, a drainage plan and an erosion control plan have not been submitted for review and approval. As such, staff is recommending that the Initial and Final Planned Commercial Development be continued to allow the applicant to submit a drainage plan and an erosion control plan for review and approval.

Water and Sewer Service Lines: To date, the applicant's site plan does not identify the location of water and sewer service lines. In addition the size and material of the lines must be submitted for review and approval. Staff is recommending that the Initial and Final Planned Commercial Development be continued to allow the applicant to submit the water and sewer service line information as identified.

Landscaping: A minimum of 76,023 landscaping points are required. The applicant's site plan identifies that 76,180 points are being provided. However, the large trees located along the east lot line and north lot line are proposed to be planted within a drainage easement. The trees may impede drainage flows and/or future improvement(s) within the drainage easement and, as such, staff is recommending that the landscaping plan be revised to remove the trees from the easement.

The landscaping regulations states that a minimum of 50 percent of the required landscaping be located in the parking lot or within 20 feet of the parking lot. The applicant's site plan provides approximately 13 % of the landscaping in the parking lot or within 20 feet of the parking lot. Staff is recommending that the Initial and Final Planned Commercial Development be continued to allow the applicant to submit a revised landscaping plan as identified.

Parking: The uses proposed in Phase One of the development require that a minimum of 36 parking spaces be required with two of the spaces being handicap accessible. The applicant's site plan identifies that 37 parking spaces are being provided with two of the spaces being handicap accessible. Staff is recommending that the parking plan be

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constructed in compliance with the submitted site plan.

Signage: A sign package has been submitted showing a total of 790 square foot area of wall mounted signs along the north and east sides of the commercial structure. The Sign Code allows a maximum of 450 square foot area of wall mounted signs on the entire property, including any signage proposed for Phase Two of the development. The applicant has also submitted an elevation of a pole mounted campus sign measuring nine feet wide by 22 feet in height. However, the pole mounted campus sign is shown to be located within an access and utility easement. Staff is recommending that the campus sign be relocated outside of the utility and access easement or that portion of the easement must be vacated. In addition, staff has noted that the campus sign must be utilized for on-premise messages only as per the Sign Code. Staff has also noted that the building materials for all of the signage as well as any illumination must be identified. Staff is recommending that the Initial and Final Planned Commercial Development be continued to allow the applicant to submit a revised sign package for review and approval.

Fire: The Fire Department has indicated that all Uniform Fire Codes must be met as a part of the design standards for both phases of the development. In particular, fire hydrants must be in place and operational prior to or in conjunction with building construction. Depending on the type of building construction, occupancy, separations and access, the structure(s) may be required to be fully fire sprinklered. In addition, the grades of access drives and/or streets must comply with the City Street Criteria Manual and the Uniform Fire Code. An all weather drivable surface must be in place prior to any building construction on the site. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. Staff is recommending that all Uniform Fire Codes be continually met.

Phase Two: The applicant has submitted a site plan identifying that a 4,180 square foot restaurant will be constructed west of the commercial structure as a part of Phase Two of the development. In addition, the site plan identifies that the coffee shack will be eliminated from the property. The site plan identifies that the restaurant will be located in an existing access and utility easement. As such, the applicant must vacate the access and utility easement or relocate the proposed restaurant prior to submittal of a Major Amendment to the Planned Commercial Development for Phase Two.

The parking regulations state that a minimum of 46 parking spaces be provided for the 4,180 square foot restaurant. The parking requirement for Phase One and Phase Two of the development will total 86 parking spaces with four of the spaces being handicap accessible. The applicant has submitted a site plan showing a total of 91 parking spaces being provided with four of the spaces being handicap accessible for both phases of the development. However, the site plan must be revised to provide one planter island within the parking lot as per Chapter 17.50.300 of the Landscaping Regulations.

The applicant has indicated that a Major Amendment to the Planned Commercial Development will be submitted for review and approval for Phase Two of the development.

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If on-sale liquor will be proposed within the future restaurant, then the Major Amendment must clearly identify the use. In addition, a Major Amendment to the Planned Commercial Development would be required if the restaurant proposed in Phase One proposed to provide on-sale liquor.

Staff is recommending that the Initial and Final Planned Commercial Development be continued to the March 4, 2004 Planning Commission meeting to allow the applicant to submit the additional and/or revised information as outlined above.