

STAFF REPORT

February 19, 2004

No. 04PD005 - Planned Commercial Development - Initial and Final Development Plan

ITEM 19

GENERAL INFORMATION:

PETITIONER	Daniel L. Pahlke
REQUEST	No. 04PD005 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot A of Lot 3 of the SE1/4 NE1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.978 acres
LOCATION	1010 Soo San Drive
EXISTING ZONING	Office Commercial District/Planned Development
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	01/23/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

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

1. Any expansions of the building must provide the minimum setbacks as per Section 17.40 of the Rapid City Municipal Code;
2. A building permit shall be obtained prior to initiation of any parking lot construction;
3. A Sign Permit must be obtained prior to the construction or conversion of any sign on the property;
4. A Knox Box shall be installed in an accessible location as determined by the Fire Department; and,
5. Prior to issuance of a Building Permit either a drainage plan, or curb elevations for the parking lot addition must be submitted.

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GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Planned Commercial Development to allow for professional and business offices to be located on the above legally described property. A 3,093 square foot, two story building is located on the property and is currently vacant. The property is an approximately .978 acre parcel and is located to the east of Soo San Drive, across from West Middle School. The Planning Commission approved a Planned Development Designation for the property on November 6, 2003.

STAFF REVIEW: During the review of the Initial and Final Planned Commercial Development, staff identified the following considerations:

Setbacks: The Office Commercial Zoning District requires a minimum 25 foot front, side, and rear yard setback. The existing structure provides the minimum required setbacks except for the side yard on the north side of the property where a 20 foot side yard is provided. The existing structure is currently non-conforming; however, any expansions of the building must provide the minimum setbacks as per Section 17.40 of the Rapid City Municipal Code.

Parking: The applicant's floor plan identifies that the building will have 3,093 square feet of office space. The uses will require that a minimum of 16 off-street parking stalls be provided with one being a handicapped van accessible parking space. Currently, 12 off-street parking stalls are provided. The site plan submitted identifies an expanded parking lot resulting in 18 off-street parking stalls provided with one being a handicapped van accessible parking space. The proposed site plan meets the minimum off-street parking requirements of Section 17.50.270 of the Rapid City Municipal Code. Staff noted that a Building Permit must be obtained prior to any parking lot construction.

Landscaping: A minimum of 40,301 landscaping points are required for the site. The applicants site plan identifies 76,910 landscaping points provided with 21,410 points located within 20 feet of the parking lot. The landscaping plan submitted meets the minimum landscaping points required by Section 17.50.300 of the Rapid City Municipal Code.

Signage: The applicant's site plan identifies a six feet, eight inch tall by 12 feet wide free-standing sign to be located along Soo San Drive. The site plan also identifies a two feet, six inch tall by four feet wide directional parking indicator sign to be located on the north side of the parking lot entrance. The submitted sign package indicates the signs will be constructed to match the existing building in installation and color. The site plan indicates a directional ground light fixture will be provided to illuminate the main free-standing sign located adjacent to Soo San Drive. The submitted sign package also identifies an entry way directory sign to be located on the wall at the buildings entrance. Staff noted that a Sign Permit must be obtained prior to the construction or conversion of any sign on the property.

Fire Safety: Staff noted that access as shown on the submitted site plan is adequate for Fire Department apparatus. Staff also noted that the existing fire detection system will provide adequate detection for the structure.

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Private Access Road: There is an existing private gravel drive located adjacent to the property's east property line. Staff noted that access from the parking lot to the private gravel drive should be restricted. Staff noted that the access from the parking lot to the private gravel drive should be gated to restrict access. Staff has also indicated that a "Knox Box" should be provided at the gate to allow access to Fire Department apparatus. Application for this appliance can be obtained from the Rapid City Department of Fire and Emergency Services. This appliance shall be installed in an accessible location as determined by the Fire Department. Staff recommends that the applicant submit the necessary application to the Rapid City Department of Fire and Emergency Services for the Knox Box.

Drainage: An increase in runoff may be caused by the increase in hard surface parking. Staff noted that a drainage plan was not submitted with the application. Prior to issuance of a Building Permit either a drainage plan, or curb elevations for the parking lot addition must be submitted.

Notification: As of this writing, the sign has been posted on the property and the certified mailing receipts have been returned.

Staff recommends approval of the Planned Commercial Development—Initial and Final Development Plan with the above stated stipulations.