

STAFF REPORT

March 25, 2004

No. 04PD017 - Planned Commercial Development - Initial and Final Development Plan

ITEM 36

GENERAL INFORMATION:

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| PETITIONER | TSP Three, Inc. for Security First Bank |
| REQUEST | No. 04PD017 - Planned Commercial Development - Initial and Final Development Plan |
| EXISTING LEGAL DESCRIPTION | Lots 3 and 4 of Autumn Hills Plaza Subdivision in the W1/2 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2.782 acres |
| LOCATION | In the northeast corner of Sheridan Lake Road and Catron Boulevard |
| EXISTING ZONING | General Commercial District w/PDD |
| SURROUNDING ZONING | |
| North: | General Commercial District w/PDD |
| South: | Low Density Residential District w/PDD |
| East: | General Commercial District w/PDD |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 02/27/2004 |
| REPORT BY | Todd Tucker |

RECOMMENDATION:

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

1. Prior to Planning Commission approval, a revised site plan must be submitted showing the access aisles for the west and south parking areas as 26 feet in width;
2. Prior to Planning Commission approval, a revised landscape plan must be submitted showing additional trees provided along Sheridan Lake Road to provide a screening buffer between the parking stalls located on the west side of the building and the residential properties located to the west of Sheridan Lake Road;
3. Prior to Planning Commission approval, a sign package must be submitted showing the copy of on site monument signs;
4. Prior to the construction of any signs on the property, a Sign Permit must be obtained;

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5. Prior to the construction of any signs on the property, an Electrical Permit must be obtained;
6. All Uniform Fire Codes shall be continually met;
7. Prior to Planning Commission approval, revised construction plans must be submitted addressing the redline comments by Staff;
8. Prior to Planning Commission approval building elevation plans must be submitted for review;
9. Prior to initiation of construction, a building permit must be obtained, and a Certificate of Occupancy must be obtained prior to occupancy of the building;
10. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
11. A minimum of 12,795 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced, in accordance with the approved site plan, as necessary;
12. Prior to Planning Commission approval a revised landscape plan must be submitted showing additional trees provided along Sheridan Lake Road to provide a screening buffer between the parking stalls located on the west side of the building and the residential properties located to the west of Sheridan Lake Road;
13. The proposed structure shall conform architecturally to the plans and elevations submitted; and,
14. The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Planned Commercial Development to allow for a bank to be located on the above legally described property. The property is an approximate 61,786 square feet parcel and is currently void of any structural development. The applicant is proposing to construct a one story, bank approximately 2,000 square feet in size. The property is located to the east of Sheridan Lake Drive north of Catron Boulevard. The Planning Commission approved a Planned Development Designation for the property on November 4, 1999.

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

Setbacks: The General Commercial Zoning District requires a minimum 25 foot front yard setback, and does not require a side or rear yard setback unless the property is adjacent to a Residential Zoning District. The subject property is located on a corner lot and is providing a 76 foot setback from Sheridan Lake Drive and a 50 foot setback from Catron Boulevard. The other two setbacks provided are 23 feet from the north property line and 112 feet from the east property line. The proposed setbacks meet the requirements of Section 17.18.050 of the Rapid City Municipal Code.

Parking: The applicant's floor plan identifies that the building will have 2,000 square feet of banking area. The uses will require that a minimum of eight off-street parking stalls be

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provided with one being a handicapped van accessible parking stall. The proposed site plan shows 15 off-street parking stalls provided with one of those being handicapped van accessible, meeting the minimum off-street parking requirements of Section 17.50.270 of the Rapid City Municipal Code; however, the width of the access aisles provided for the nine parking stalls located on the west and south sides of the building are 25.34 feet and must be 26 feet to meet the minimum requirements of Section 17.50.270. Staff noted that a revised site plan must be submitted prior to Planning Commission approval showing the access aisles for the west and south parking areas being 26 feet in width.

Landscaping: A minimum of 59,786 landscaping points are required for the proposed development. The applicant's site plan shows 89,700 landscaping points provided with approximately 30,000 of those points located within 20 feet of the parking lot. The landscape plan submitted meets the minimum landscaping points required by Section 17.50.300 of the Rapid City Municipal Code. Staff noted that additional trees must be provided along Sheridan Lake Road to provide a screening buffer between the parking stalls located on the west side of the building and the residential properties located to the west of Sheridan Lake Road. Prior to Planning Commission approval a revised landscape plan must be submitted showing additional trees provided along Sheridan Lake Road to provide a screening buffer between the parking stalls located on the west side of the building and the residential properties located to the west of Sheridan Lake Road.

Lighting: The applicant's site plan shows numerous on site lighting locations to provide parking lot, signage, and security lighting for the building.

Signage: The applicant's site plan shows numerous informational and directional ground signs to be located on site; however, no sign package has been submitted. Prior to Planning Commission approval, a sign package must be submitted showing the copy of the on site monument signs. Staff noted that a Sign Permit must be obtained prior to the construction of any sign on the property. Staff also noted that a separate Electrical Permit must be obtained for the signs.

Fire Safety: Staff noted that one fire hydrant must be provided with a minimum fire flow water of 1,750 gallons at 20 pounds per square inch. Staff also noted that the address must be posted on the building, with 12 inch high numbers plainly visible from the street prior to issuance of a Certificate of Occupancy.

Building Plans: The applicant submitted building construction plans were submitted as part of this request. The submitted building plans were reviewed and redline corrections were made by Staff. Prior to Planning Commission approval, revised construction plans must be submitted addressing the redline comments by Staff.

Building Height: The applicant has indicated that the proposed building will have a maximum height of 22 feet; however, no building elevation plans were submitted with the application. Prior to Planning Commission approval building elevation plans must be submitted for review.

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Building Permit: Staff noted that a Building Permit must be obtained prior initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the building.

Notification Requirement: As of this writing, receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the March 25, 2004 Planning Commission meeting if these requirements have not been met.

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