

STAFF REPORT
August 5, 2004

No. 04PD039 - Planned Commercial Development - Initial Development Plan **ITEM 15**

GENERAL INFORMATION:

PETITIONER	Pat Hall for Hogan Real Estate, LLC
REQUEST	No. 04PD039 - Planned Commercial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	The north 319 feet of Lot 16, a replat of Block 31 of a replat of Blocks 4, 5, 6, 11, 12, 13, 19, 20, 21, 26, 27 and 28 of the Nowlin and Wood Addition in the N1/2 of the NW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; less Lot H1, H2 and H3, Lot 16 of Block 31 of the Nowlin and Wood Addition in the N1/2, of the NW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.25 Acres
LOCATION	1125 North LaCrosse Street
EXISTING ZONING	General Commercial District (PDD)
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/9/2004
REVIEWED BY	Todd Tucker / David L. Johnson

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

1. 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;
2. Upon submittal of a Final Planned Commercial Development Plan, structural elevations and a list of the building materials for the proposed structure shall be submitted for review and approval;
3. Upon submittal of a Final Planned Commercial Development Plan, the site plan shall be revised to show the raised canopy located outside the existing 30 foot wide storm easement located along the west property line;
4. Upon submittal of a Final Commercial Development Plan, a complete sign package shall be submitted for all on site signage;

STAFF REPORT
August 5, 2004

No. 04PD039 - Planned Commercial Development - Initial Development Plan **ITEM 15**

5. Upon submittal of a Final Commercial Development Plan, a landscape plan shall be submitted showing compliance with Section 17.50.300 of the Rapid City Municipal Code;
6. 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 as necessary;
7. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
8. Upon submittal of a Final Commercial Development Plan, the site plan shall be revised to show the proposed five foot high screening fence located outside the required 25 foot front yard setbacks or the applicant must obtain a Fence Height Exception to allow a five foot high fence within the required front yard setback;
9. Upon submittal of a Final Commercial Development Plan, elevation drawings of the proposed five foot high ornamental screening fence shall be submitted for review and approval;
10. All applicable provisions of the Uniform Fire Code shall be continually met;
11. A Special Exception is hereby granted to allow a driveway access which does not align with an existing access on the east side of North LaCrosse Street;
12. Upon submittal of a Final Commercial Development Plan, a final drainage plan and calculations shall be submitted for review and approval;
13. Upon submittal of a Final Commercial Development Plan, complete information, including frequency and decibels generated by the air handling equipment, and location and proposed screening of the dumpster and all air handling equipment shall be submitted to insure that the adjacent residential properties are not adversely affected; and,
14. The Planned Initial 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 subject property is located at the southwest corner of Anamosa Street and North LaCrosse Street. On June 21, 2004 the City Council approved a Rezoning request (04RZ033) and a Comprehensive Plan Amendment (04CA027) to change the zoning designation of the subject property from Medium Density Residential to General Commercial District. In addition, the Planning Commission approved a Planned Development Designation (04PD032) for the subject property.

The applicant is now requesting approval of an Initial Planned Commercial Development to allow for a retail store to be located on the above legally described property.

STAFF REVIEW: Staff has reviewed the Planned Commercial Development – Initial Development Plan and has noted the following considerations:

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.

Design Features: The Initial Commercial Development Plan identifies a 13,650 square foot building footprint for the proposed structure. Upon submittal of a Final Planned Commercial Development, structural elevations and a list of the building materials for the proposed structure must be submitted for review and approval.

STAFF REPORT
August 5, 2004

No. 04PD039 - Planned Commercial Development - Initial Development Plan **ITEM 15**

Setbacks: The applicant's site plan shows the proposed structure to be setback from the front property line abutting North LaCrosse Street 31.8 feet and from Anamosa Street 134 feet which meet the required front yard setbacks for the General Commercial District. The applicant's site plan shows a 55 foot side yard setback from the south property line which has a minimum required 15 foot setback because it is adjacent to a Medium Density Residential Zoning District. Section 17.18.050 of the Rapid City Municipal Code requires a minimum 30 foot rear yard setback where a commercial building is to be serviced from the rear. The applicant's site plan shows a 34 foot rear yard setback for the main structure. However, the raised canopy over the pharmacy drive up window is set back only 21 feet from the west property line. Section 17.50.250 states that awnings and canopies, as provided for in the Uniform Building Code may extend into the required setback. As such, the location of the proposed structure meets all setback requirements.

Easements: The applicant's site plan shows a 30 foot wide storm easement located along the west property line and a 20 foot wide storm easement located along the south property line of the subject property. The applicant's site plan also shows a raised canopy located on the west side of the proposed structure which extends approximately nine feet into the existing 30 foot wide storm easement. As such, a revised site plan must be submitted showing the raised canopy located outside the existing 30 foot wide storm easement located along the west property line.

Lighting/Signage/Landscaping: The applicant's site plan shows exterior and parking lot lighting to be located on the exterior walls of the structure and within the parking lot. The applicant's site plan shows a proposed 25 foot high 88.8 square foot pylon sign with a 36.6 square foot LED reader located at the northeast corner of the property. Upon submittal of a Final Commercial Development Plan, a complete sign package must be submitted for all on site signage. The proposed Planned Commercial Development will require that 41,326 landscaping points be provided. The applicant's landscape plan shows 34,250 landscaping points being provided. Upon submittal of a Final Commercial Development Plan, a landscape plan must be submitted showing compliance with Section 17.50.300 of the Rapid City Municipal Code.

Parking Plan: The Rapid City Municipal Code requires that 58 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 59 off-street parking stalls with four being a handicapped accessible and two of those being "van accessible". The proposed parking plan meets the requirements of Section 17.50.270 of the Rapid City Municipal Code.

Fencing: Section 17.18.080 of the Rapid City Municipal Code requires that an opaque ornamental screening fence not less than five nor more than six feet in height shall be constructed along the adjacent property lines when a general commercial zoning district is adjacent to a residential district. As previously indicated the subject property is located adjacent to the Medium Density Residential Zoning District on the west and south. The applicant's site plan shows a five foot high fence located along the west and south property lines. The applicant's site plan shows the proposed fence located within the required 25 foot front yard setback as it abuts Anamosa Street and North LaCrosse Street. As such, upon submittal of a Final Commercial Development Plan, the site plan must be revised to show

STAFF REPORT
August 5, 2004

No. 04PD039 - Planned Commercial Development - Initial Development Plan **ITEM 15**

the proposed five foot high screening fence located outside the required 25 foot front yard setbacks or the applicant must obtain a Fence Height Exception to allow a five foot high fence within the required front yard setback. Staff also noted that elevation drawings of the proposed fence must be submitted with the Final Commercial Development Plan.

Fire Safety: Staff noted that a minimum of two fire hydrants shall be required providing a minimum of 1,625 gallons per minute at 20 pounds per square inch. Staff also noted that fire hydrants shall be in place and operational prior to building construction. Staff also noted that the structure must be fully fire detected and fire sprinkled. The previously noted required fire flows reflect the requirement to be fully fire sprinkled.

Staff noted that access to the structure on the east side only shows 18 feet in width. The minimum access width for fire apparatus is 20 feet. However, the east lane/access as well as the structure is in close proximity to North LaCrosse Street. As such, the 18 foot width shall be acceptable providing the access on the west side of the structure provides a minimum 20 foot clear access around the structure.

Access: The applicant's site plan shows two driveway accesses to the subject property. One access is at the northwest corner of the subject property along Anamosa Street. The second access is located at the southeast corner of the subject property along North LaCrosse Street. Staff noted that the access on North LaCrosse Street does not align with the existing access on the east side of the street as required by the Street Design Criteria Manual. Due to the location of the property and the layout of the site, Staff is recommending that a Special Exception be granted to allow a driveway access which does not align with an existing access across the street.

Drainage: Staff noted that no drainage plan was submitted with this application. Upon submittal of a Final Commercial Development Plan, a final drainage plan and calculations must be submitted for review and approval.

Dumpster and Air Handling Equipment: The applicant's site plan does not show the proposed location of the dumpster or the air handling equipment for the proposed structure. Upon submittal of a Final Commercial Development Plan, complete information, including frequency and decibels generated by the air handling equipment, and location and proposed screening of the dumpster and all air handling equipment shall be submitted to insure that the adjacent residential properties are not adversely affected.

Notification Requirement: As of this writing, receipts from the certified mailings have not been returned. However, the required sign has been posted on the property. Staff will notify the Planning Commission at the March 25, 2004 Planning Commission meeting if the receipts from the certified mailings have not been returned.