

STAFF REPORT
September 9, 2004

No. 04PD046 - Major Amendment to a Planned Commercial Development **ITEM 35**

GENERAL INFORMATION:

PETITIONER	Conrad's Big C Signs for Villa on Haines, LLC
REQUEST	No. 04PD046 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 2 of Lot A, Block 6, Northern Heights Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.140 acres
LOCATION	1315 Haines Avenue
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Office Commercial District (PCD)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/9/2004
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development be denied.

GENERAL COMMENTS: The subject property is located at the northwest corner of Anamosa Street and Haines Avenue. Currently there is a 10,560 square foot commercial strip mall located on the subject property. On May 17, 1999 the City Council approved a Planned Commercial Development with eight stipulations for the subject property. The stipulations of approval were as follows:

1. Prior to Final Development Plan approval by the City Council, a detailed grading plan shall be submitted for review and approval;
2. Prior to Final Plat approval of the subject property by the City Council, engineering plans for the access to the west shall be submitted for review and approval;
3. Prior to Final Plat approval of the subject property by the City Council, engineering plans for the extension of the sanitary sewer main in Haines Avenue shall be submitted for review and approval;

STAFF REPORT
September 9, 2004

No. 04PD046 - Major Amendment to a Planned Commercial Development **ITEM 35**

4. Prior to issuance of a Building Permit or any construction, an Air Quality Permit shall be obtained;
5. Prior to City Council approval of the Final Development Plan, a complete sign package shall be submitted for review and approval. No off-premise signage shall be allowed;
6. Prior to City Council approval of the Final Development Plan, elevations of the building shall be provided which include the type and color of materials;
7. Prior to City Council approval of the Final Development Plan, a revised site plan(s) shall be provided identifying the following: A revised parking plan identifying the location of the accessible parking stalls, the accessible route, including the grade of the accessible route, and any ramps that are being proposed. The plan shall include two (2) accessible stalls for each parking plot. A detailed landscape plan identifying the location, size and type of all proposed landscape material; and,
8. The uses of the structure shall be limited to retail sales, personal, professional, and business service establishments, offices, and restaurant. Additional uses may be allowed with the approval of a Major Amendment to the Planned Commercial Development.

The applicant is now proposing to install an approximate 24 square foot full color Daktronics electric message center on the existing ground sign on the subject property. The applicant is requesting approval of a Major Amendment to a Planned Commercial Development to allow the installation of an electronic message center.

STAFF REVIEW: The purpose of planned developments is to provide deviation from conventional zoning and subdivision regulations in order to:

1. Provide optional methods of land development to encourage imaginative urban design;
2. Allow a mix of land uses which are compatible and well integrated, but which would otherwise be discouraged by conventional zoning regulations;
3. Provide an adequate review procedure which will promote the proper development of those areas which may be environmentally sensitive because of facts such as steep slopes and unusual topography;
4. Promote compatibility with adjacent land use and available public facilities in terms of such factors as intensity of use, density and traffic circulation.

Staff has reviewed the Major Amendment to a Planned Commercial Development and has noted the following issues:

Sign Design: The proposed electronic message sign is approximately three feet high by eight feet wide. The proposed sign is proposed to be placed approximately 11 feet high on an existing 30 feet, eight inches high ground sign on the subject property. The bright nature of the electronic message center may be distracting and adversely impact the adjacent property owners and traffic on Haines Avenue.

STAFF REPORT
September 9, 2004

No. 04PD046 - Major Amendment to a Planned Commercial Development **ITEM 35**

Proximity to Residential Neighborhoods: The purpose of planned commercial developments is to make commercial development compatible with adjacent land use. During the review of the Planned Commercial Development in 1999, there were concerns about the possible impacts the development might have on the existing residential neighborhood.

The subject property is located in close proximity to residential neighborhoods. The adjacent properties located to the east and southeast of the subject property are zoned Low Density Residential. The adjacent properties located to the south are zoned Medium Density Residential. There are other properties located to the northwest of the subject property which are zoned Medium Density Residential.

The adjacent Low Density Residential and Medium Density Residential Properties currently have single family dwellings located on them. The Medium Density Residential Properties located to the northwest of the subject property currently have apartment buildings located on them.

The close proximity of the subject property and proposed electronic message center to residential properties will adversely impact those living in the residential dwelling units. As such, staff cannot support the request.

Staff is recommending denial of the Major Amendment to a Planned Commercial Development.