

STAFF REPORT
September 9, 2004

No. 04PD047 - Planned Commercial Development - Final Development Plan **ITEM 27**

GENERAL INFORMATION:

PETITIONER	ARC International, Inc. for First Western Bank
REQUEST	No. 04PD047 - Planned Commercial Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 thru 16, Lots 21 thru 28, Lots A thru F, and vacated alley, all located in Block 4 of Riverside Addition, and a portion of Eleventh Street Right-of-Way located in SE1/4 of SE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A of Block 4, Riverside Addition located in SE1/4 of SE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.674 Acres
LOCATION	at the southeast corner of the intersection of Omaha Street and West Boulevard
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District/Flood Hazard District
South:	Light Industrial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/13/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to issuance of a building permit, the applicant shall sign a developmental lot agreement or a Final Plat shall be approved combining the properties into one lot;

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3. Prior to issuance of a building permit, civil and utility plans shall be submitted for review and approval. In addition, a grading, drainage and erosion control plan shall be submitted for review and approval;
4. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;
5. The proposed commercial structure shall be used as a bank, retail sales, professional and business offices, storage and associated accessory use(s). Any other use shall require a Major Amendment to the Planned Commercial Development;
6. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development;
7. A minimum of 98,894 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance and the approved landscaping plan. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
8. The parking requirement shall be reduced from 232 parking spaces to 228 parking spaces. In addition, seven of the parking spaces shall be handicap accessible spaces. One of the handicap spaces shall be "van" accessible. In addition, 15 stacking lanes shall be provided for the bank teller drive through windows. All provisions of the Off-Street Parking Ordinance shall be continually met;
9. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Commercial Development or a subsequent Major Amendment;
10. All Uniform Fire Codes shall be met; and,
11. The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years;

GENERAL COMMENTS:

The applicant has submitted a Final Planned Commercial Development to allow a commercial building to be located on the subject property. On January 22, 2004, the Planning Commission approved an Initial Planned Commercial Development to allow the subject property to be developed as proposed.

On August 26, 2004, the Planning Commission approved a Preliminary Plat to combine the subject property into one lot. The City Council will hear this item at the September 7, 2004 City Council meeting.

The property is located in the southwest corner of the Omaha Street/West Boulevard intersection. Currently, two billboards are located on the property.

STAFF REVIEW:

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

Design Features: The applicant has submitted structural elevations identifying that the proposed building will be four stories with a basement. In addition, the applicant has

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submitted a list of building materials identifying that the structure will be constructed with a combination stone masonry, brick masonry, glass and aluminum curtain walls and aluminum composite paneling along the top of the structure. Staff is recommending that the commercial structure conform architecturally to the plans, elevations and color palette submitted as a part of this Planned Commercial Development.

Proposed Use: The applicant has indicated that the structure will be used as a professional and business office. In addition, an area may be used as retail sales with storage. The applicant has also indicated that a bank with drive thru teller windows will be located on the first floor. Staff is recommending that the proposed commercial structure be used as identified on the applicant's site plan. Any other use will require a Major Amendment to the Planned Commercial Development.

Landscaping: During the review of the Initial Planned Commercial Development, staff noted that Omaha Street and West Boulevard serve as gateways into the City, and as such, recommended that the landscaping plan be designed to provide a focal point to enhance the entry way to the community. A minimum of 98,894 landscaping points are required. The applicant is proposing to 99,150 landscaping points on the property with a majority of the points provided along Omaha Street and an additional 72,350 landscaping points within the West Boulevard right-of-way. The proposed landscaping plan meets the recommendations staff noted as a part of the Initial Planned Commercial Development. Staff is recommending that the landscaping plan be located as shown on the landscaping plan and continually maintained in a live vegetative state and replaced as necessary.

Parking: The proposed uses require that a minimum of 232 parking spaces be provided with seven handicap spaces. In addition, one of the spaces must be "van" handicap accessible. The site plan also identifies five drive-thru teller windows requiring that 15 stacking spaces be provided. The applicant's site plan provides 228 parking spaces with seven handicap spaces and 15 stacking spaces for the teller windows. The applicant is requesting that the parking spaces be reduced by four spaces in exchange for additional landscape islands with trees being provided within the parking lot. Staff has reviewed the request and noted that the additional landscape islands are proposed along Omaha Street. As noted above, Omaha Street is a gateway into the City and, as such, staff is recommending that the parking plan be approved as proposed by the applicant.

Fire Protection: The Fire Department staff has indicated that the proposed commercial structure must be sprinklered. In addition, the Fire Department staff has indicated that fire hydrants must be in place and operational prior to issuance of a building permit. The Fire Department staff has also indicated that an on-site fire hydrant may be needed in the northwest corner of the subject property requiring that a water line be extended on site to serve the fire hydrant. Staff is recommending that upon submittal of a Final Planned Commercial Development, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, be submitted for review and approval.

Final Plat/Developmental Lot: As previously indicated the applicant has submitted a Preliminary Plat to combine the property into one lot. To date, a Final Plat has not been submitted for

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review and approval. As such, staff is recommending that prior to issuance of a building permit, the applicant sign a developmental lot agreement or a Final Plat must be approved combining the properties into one lot.

Notification Requirement: As of this writing, the receipts for the certified mailing requirement have not been returned. Staff will notify the Planning Commission at the September 9, 2004 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquires regarding this proposal.