

STAFF REPORT
February 24, 2005

No. 04PD082 - Planned Commercial Development - Final Development Plan **ITEM 23**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers
REQUEST	No. 04PD082 - Planned Commercial Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	The north 318.90 feet of Lot 16 of the replat of Block 31 of Nowlin and Wood Addition excepting therefrom Lots H1, H2 and H3, 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 (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District/General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	Medium Density Residential
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Final Development Plan be continued to the March 10, 2005 Planning Commission meeting.

GENERAL COMMENTS: The subject property is located at the southwest corner of Anamosa Street and North LaCrosse Street. On August 5, 2004 the Planning Commission approved a Planned Commercial Development – Initial Development Plan (04PD039) for the subject property. The applicant is now requesting approval of a Final Development Plan to allow for a retail store to be located on the above legally described property.

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

STAFF REPORT
February 24, 2005

**No. 04PD082 - Planned Commercial Development - Final ITEM 23
Development Plan**

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

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Design Features: The Final Development Plan identifies a 14,550 square foot building footprint for the proposed structure which is 900 square feet larger than the building footprint approved with the Initial Development Plan. The subject property will not accommodate the increased building footprint due to the impact of the increased building setback created by the existing 30 foot wide storm sewer easement along the west property line. As such staff is recommending that the site plan be revised to show the building footprint no larger than originally approved in the Initial Development Plan or that an alternative site plan be submitted in compliance with the minimum ordinance requirements including the number of off-street parking spaces, sight distance triangles and parking aisle requirements.

The elevation drawings of the proposed structure indicate that the building will be approximately 28 feet in height. The exterior of the building will be constructed of brick, split face block, smooth-faced manufactured limestone with standing seam metal sections of pitched roof.

Setbacks: The applicant's site plan shows that the proposed building will be setback from the front property line along Anamosa Street 113 feet and along North LaCrosse Street approximately 43 feet. The side yard setback from the south property line is 53 feet with a 30 foot rear yard setback from the west property line. The proposed building is in compliance with the minimum setback requirements for the General Commercial Zoning District.

Parking: The Rapid City Municipal Code requires that 61 off-street parking stalls be provided for the proposed development with three being handicapped accessible and one of those stalls being a "van accessible" stall. The applicant's site plan shows a total of 59 off-street parking stalls with three stalls being handicapped accessible and one of those stalls being "van accessible". Prior to Planning Commission approval, a revised site plan must be submitted showing a minimum of 61 off-street parking stalls which meet the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

The applicant has requested that the minimum aisle width of the access aisle providing access to the parking stalls located on the east side of the proposed structure along North LaCrosse Street be reduced from 26 feet to 25.1 feet. A reduced access aisle will reduce the safety of vehicles that will be traveling along the east side of the proposed structure. To insure the safety of the pedestrians and motorists within the parking lot, a minimum 26 foot access aisle must be provided for all 90 degree parking stalls. Alternatively, an angle parking plan may provide a reasonable alternative.

STAFF REPORT
February 24, 2005

**No. 04PD082 - Planned Commercial Development - Final ITEM 23
Development Plan**

Staff noted that five parking stalls located along the north property line as it abuts Anamosa Street and three parking stalls located along the east property line as it abuts North LaCrosse Street are located within the sight triangle. Prior to Planning Commission approval a revised site plan must be submitted showing all parking stalls located outside of the required sight triangles.

Landscaping: The Planned Commercial Development will require that 39,799 landscaping points be provided with 19,900 points located within 20 feet of the parking lot. The applicant's landscape plan shows 40,500 landscaping points being provided with 40,500 points located within 20 feet of the parking lot. However, the landscaping plan shows a tree located at the southeast corner of the property located within the existing storm sewer easement. Prior to Planning Commission approval, the landscaping plan must be revised to show the tree located at the southeast corner of the property not located within the existing storm sewer easement. Staff also noted that two trees, one near the Anamosa Street driveway approach and one near the North LaCrosse Street driveway approach are located within the sight triangle. In addition, the shrubs located at the intersection of Anamosa Street and North LaCrosse Street are located within the sight triangle. Staff recommends that all landscaping located within sight triangles be trimmed to either below a height of two and one half feet or above a height of 10 feet.

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 an exception to the Street Design Criteria Manual be granted to allow a driveway access which does not align with an existing access across the street.

Staff noted that pavement markings and traffic signage must be submitted for review and approval prior to issuance of a Building Permit.

Lighting and Signage: 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. All site lighting must be directed away from the adjacent rights-of-way and residentially zoned properties.

The applicant's sign package shows a proposed 25 foot high ground sign with 227.38 square feet of signage. The sign package also indicates that 287 square feet of wall signage will be located on the exterior of the proposed structure. The total on site signage proposed is 514.38 square feet which is less than the 968 square feet allowed by the zoning regulations.

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 located adjacent to a residential district. As previously indicated the subject property is

STAFF REPORT
February 24, 2005

**No. 04PD082 - Planned Commercial Development - Final ITEM 23
Development Plan**

located adjacent to the Medium Density Residential Zoning District on the west and south. The applicant's site plan shows a five foot high screening fence located along the west and south property lines with the fences height being lowered to a maximum of four feet within 25 feet of the property lines along Anamosa Street and North LaCrosse Street. Due to the sight distance issues along the adjacent rights-of-way, staff recommends that an exception be granted to allow the proposed screening fence to be a maximum of four feet in height in lieu of the required five feet within the required 25 foot front yard setback.

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 located in close proximity to North LaCrosse Street. As such, the 18 foot wide access will be acceptable, providing that the access on the west side of the structure is a minimum of 20 feet wide.

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 February 24, 2005 Planning Commission meeting if the receipts from the certified mailings have not been returned.

Staff is recommending that the Planned Commercial Development – Final Development Plan be continued to the March 10, 2005 Planning Commission meeting to allow time for the applicant to make the necessary plan revisions and submit the additional required information.