

STAFF REPORT  
March 10, 2005

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

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers
REQUEST	<b>No. 04PD082 - Planned Commercial Development - Final Development Plan</b>
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 **approved with the following stipulations:**

- 1. The uses allowed within the Planned Commercial Development shall be limited to a retail store;**
- 2. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the building;**
- 3. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;**
- 4. The proposed structure shall conform architecturally to the plans and elevations submitted;**
- 5. A minimum front yard and side yard setback of 25 feet shall be provided with a minimum rear yard setback from the west property line of 30 feet being provided;**

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6. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
7. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscaping plan;
8. An exception to the Street Design Criteria Manual is hereby granted to allow a driveway access which does not align with an existing access on the east side of North LaCrosse Street;
9. Prior to issuance of a Building Permit, pavement markings and traffic signage must be submitted for review and approval;
10. All site lighting shall be directed away from the adjacent rights-of-way and residentially zoned properties;
11. An exception is hereby 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;
12. All applicable provisions of the International Fire Code shall be continually met; and,
13. 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:** (This Staff Report was revised on February 28, 2005. All revised and/or added text is shown in bold text.) This item was continued at the February 24, 2005 Planning Commission meeting to allow time for the applicant to make the necessary changes to the site plan.

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:

**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

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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.

**On February 23, 2005 the applicant submitted a revised site plan for the subject property. The revised site plan shows that 61 off-street parking stalls will be provided for the proposed development. The site plan also showed a revised parking layout along North LaCrosse Street and along the south property line. The revised parking layout shows the parking stalls with a 60 degree angle and a 22.3 feet access aisle for two way traffic on the east side of the proposed structure and an 18 foot wide access aisle for one way traffic along the south side of the proposed structure. The revised site plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.**

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.

**As previously indicated, the applicant has submitted a revised site plan showing that a minimum of 61 off-street parking stalls are provided on site.**

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.

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**As previously indicated, the applicant has submitted a revised site plan showing angled parking along North LaCrosse Street and the south property line. The revised parking plan is in compliance with Section 17.50.270 of the Rapid City Municipal Code.**

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.

**Staff noted that the intersection at the corner of North LaCrosse Street and Anamosa Street is a stop controlled intersection. Due to the reduced speed of the vehicles traveling along North LaCrosse Street and Anamosa Street near the stop light the parking stalls previously identified as being located within the sight triangle will not be a violation. As such, the proposed parking layout meets the minimum requirements of the Rapid City Municipal Code.**

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.

**On February 23, 2005 the applicant submitted a revised site plan that shows the proposed tree located at the southeast corner of the subject property, within the existing storm sewer easement relocated outside the easement.**

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.

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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 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.

**On February 23, 2005 the white receipts and green cards from the required certified mailings were returned.**

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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.