

STAFF REPORT
March 10, 2005

**No. 05PD011 - Planned Commercial Development - Final ITEM 35
Development Plat**

GENERAL INFORMATION:

PETITIONER	FMG Engineering for F&A Properties
REQUEST	No. 05PD011 - Planned Commercial Development - Final Development Plat
EXISTING LEGAL DESCRIPTION	That part of the NW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, that lies within the following description: Commencing at a 1/2" rebar at the northeast corner of Block 1 of Lakota Subdivision No. 1; thence S89°52'10"E, 235.82 feet to a 1/2" rebar at the northeast corner of the Unplatted Balance of the NE1/4 of the NW1/4 of Section 25; thence S00°02'17"E, 463.66 feet to a point on the west Haines Avenue right-of-way line and the east line of the Unplatted Balance of the NE1/4 of the NW1/4 of Section 25; thence west, 179.61 feet to a point; thence south, 190.03 feet to a point on the north Paha Sapa Road right-of-way line and the south line of the Unplatted Balance of the NE1/4 of the NW1/4 of Section 25,; thence S89°57'12"W, 56.50 feet to a 1/2" rebar at the southeast corner of Block 1 of Lakota Subdivision No. 1; thence N00°00'05"W, 654.27 feet to a 1/2" rebar at the northeast corner of Block 1 of Lakota Subdivision No. 1 at the point of beginning: all located within NW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; said parcel containing 2.760 acres more or less
PARCEL ACREAGE	Approximately 2.760 acres
LOCATION	West of Haines Avenue, south of Mall Drive, north of Paha Sapa Drive and east of Lakota Homes
EXISTING ZONING	General Commercial District w/PD
SURROUNDING ZONING	
North:	Neighborhood Commercial District/Low Density Residential District
South:	Low Density Residential District
East:	General Commercial District w/PD
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City water and sewer

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DATE OF APPLICATION 2/11/2005

REVIEWED BY Todd Tucker / David Johnson

RECOMMENDATION:

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

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the structure;
2. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;
3. The use allowed within the Planned Commercial Development shall be limited to a furniture store;
4. The proposed structure shall conform architecturally to the plans and elevations submitted;
5. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties;
6. No off-premise, flashing or electronic motion signs shall be permitted for the proposed Planned Commercial Development;
7. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
8. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
9. The requirement to install a screening fence along the property lines abutting Mall Drive and Pahasapa Road and along the west property line within the required 25 foot front yard setback from Mall Drive and Pahasapa Road is hereby waived;
10. The proposed structure shall be fully fire sprinkled and fire alarmed as per the International Fire Code;
11. All applicable provisions of the International Fire Code shall be continually met;
12. Prior to issuance of a Building Permit, the applicant shall demonstrate that easements exist on the adjacent property to the south of the subject property for the installation and operation of the proposed storm sewer main;
13. Prior to issuance of a Building Permit, the required drainage basin fees shall be paid;
14. Prior to issuance of a Building Permit, the applicant shall submit original, reproducible construction drawings for both private and public water and sewer main extensions for review and approval;
15. An exception is hereby granted to allow more than two driveway approaches to the subject property;
16. An approach permit and right-of-way permit shall be obtained prior to any construction within the public right-of-way;
17. The hours of delivery, for the proposed furniture store, shall be limited to the hours between 7:00 AM and 10:00 PM;
18. 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.

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GENERAL COMMENTS: The subject property is located along the west side of Haines Avenue between Mall Drive and Pahasapa Road. On January 6, 2005 the Planning Commission approved a Planned Commercial Development – Initial Development Plan (04PD072) to allow for a furniture store and a commercial building to be located on the subject property. The applicant is now requesting approval of a Planned Commercial Development - Final Development Plan to allow for the construction of a furniture store as part of Phase I of the development.

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.

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 for Phase I shows a 43,627 square foot furniture store located on the subject property. The building elevation drawings show the exterior of the structure to be stucco with a stone veneer. The building elevation drawings also indicated the proposed building will have a total height of 34 feet eight inches. The proposed building is in compliance with all applicable provisions of the Rapid City Municipal Code.

Setbacks: The applicant's site plan shows the proposed structure to be setback from the front property line abutting Haines Avenue 30 feet and abutting Mall Drive 27 feet. The proposed structure will be setback from the rear property line 31 feet and from the southern boundary of Phase I 174 feet. The proposed setbacks meet the minimum requirements of the General Commercial Zoning District.

Lighting: 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 will need to be directed away from the adjacent rights-of-way and residential zoned properties.

Signage: The applicant's site plan shows ground sign located near the driveway approach along Haines Avenue. The submitted building elevation drawings show numerous wall signs to be located on the exterior of the proposed structure. The total square footage of signage allowed for Phase I of the Development is 1,464 square feet. The submitted elevation drawings indicate that the proposed ground sign will be 294 square feet in size. The submitted building elevation drawings also show that 365 square feet of wall signage will be provided. The total signage proposed for Phase I of the Planned Commercial Development will be 659 square feet which is less than the 1,464 allowed by the Sign Code. Staff recommends that no off-premise, flashing or electronic motion signs be permitted.

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Landscaping: Phase I of the Planned Commercial Development will require that 76,384 landscaping points be provided. The applicant's landscaping plan shows that 77,170 landscaping points will be provided. The landscaping plan indicates that numerous trees and shrubs will be planted along the exterior of the property to serve as a buffer between the proposed commercial use and the adjacent residential properties. The landscaping plan also shows the location of two landscape islands within the parking lot and that a minimum of 50 percent of the landscaping will be located within 20 feet of the parking lot. The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Parking Plan: The Rapid City Municipal Code requires that 96 off-street parking stalls be provided for Phase I of the proposed development. The applicant's site plan shows a total of 97 off-street parking stalls with four being a handicapped accessible and one of those being "van accessible". The proposed parking plan meets the minimum 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. Phase I of the Planned Commercial Development is located adjacent to Low Density Residential properties on the north and west. The applicant's site plan shows a screening fence proposed along the west property line. The Zoning Ordinance requires that a screening fence also be located along the north and south property lines. However, fences are not permitted within the required 25 foot front yard setback. Due to the separation of the proposed structures and the existing residential uses along Mall Drive, staff supports the applicant's request to waive the requirement to install a screening fence along the property line abutting Mall Drive. The applicant's site plan shows a proposed screening fence located along the west property line, not to extend into the required 25 foot front yard setback as it abuts Mall Drive and Pahasapa Road. As such, staff supports the applicant's request to waive the requirement to install a screening fence along the west property line within the required 25 foot front yard setback as it abuts Mall Drive and Pahasapa Road.

Fire Safety: Staff noted that the number of hydrants, hydrant location, and access to and around the subject property appear to be adequate as shown on the submitted site plan. Staff also noted that the proposed structure must be fully fire sprinkled and fire alarmed as per the International Fire Code.

Drainage: The applicant's site plan indicates that a 20 foot wide drainage and utility easement will be created on the adjacent property to the south of the subject property. Prior to issuance of a Building Permit, documentation indicating that the easement has been recorded must be submitted. Staff also noted that the subject property is located within the Haines Avenue Drainage Basin Plan. Prior to issuance of a Building Permit, the required drainage basin fees must be paid.

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Utilities: Staff noted that the applicant's site plan shows the future extension of water and sewer mains. Prior to issuance of a Building Permit, the applicant must submit original, reproducible construction drawings for both private and public water and sewer main extensions for review and approval.

Access: The applicant's site plan shows three driveway accesses into the subject property. The site plan shows one access located on each street frontage. Staff noted that the Street Design Criteria Manual states that two driveway approaches are allowed per business establishment. To accommodate the high level of traffic around the subject property and to promote good vehicular circulation through the site, staff recommends that an exception be granted to allow more than two driveway approaches to the subject property. Staff noted that an approach permit and right-of-way permit must be obtained prior to any construction within the public right-of-way.

Hours of Delivery: The applicant's site plan shows the delivery dock located on the west side of the proposed furniture store near Mall Drive. Due to the close proximity of the delivery dock to the residential properties located to the west and north of the subject property, staff recommends that the hours of delivery, for the proposed furniture store, be limited to the hours between 7:00 AM and 10:00 PM.

Dumpster Locations: The applicant's site plan shows the proposed location of the dumpster to be on the north side of the furniture store. The dumpster will be screened behind a trash enclosure and screened by landscaping.

Air Handling Equipment: The applicant has indicated that the air handling equipment will be located on the roof of the proposed structure. Complete information, including frequency and decibels generated by the air handling equipment was submitted and has been reviewed and approved by City staff.

Staff recommends approval of the Planned Commercial Development – Final Development Plan with the above stated stipulations.