

STAFF REPORT  
May 5, 2005

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**No. 05PD024 - Major Amendment to a Planned Commercial Development**      **ITEM 55**

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GENERAL INFORMATION:

PETITIONER	Lund Associates for GBA, Inc.
REQUEST	<b>No. 05PD024 - Major Amendment to a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lots 1 & 2, Autumn Hills Subdivision, Section 22, T1N, R7E. BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.84 acres
LOCATION	5312 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/8/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the following stipulations:

1. Prior to Planning Commission approval, the site plan shall be revised to eliminate the directional signage at the entrance of the parking lot, to relocate the parking space in the northeast corner of the subject property, to show the seven stacking lanes at the drive-up window along the north side of the existing building and to provide one planter island within the parking lot. In particular, the planter island shall contain a minimum of 100 square feet and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base;

## STAFF REPORT

May 5, 2005

---

### No. 05PD024 - Major Amendment to a Planned Commercial Development ITEM 55

---

2. Prior to Planning Commission approval, an erosion control plan shall be submitted for review and approval demonstrating repair and stabilization of the surface area east of the existing building;
3. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval identifying a fence in one contiguous line either along the south side of the drainage easement located on the subject property or along the north side of the drainage easement located on adjacent properties. If the fence is to be located on adjacent properties, then the property owners shall concur in writing with the location of the fence. In particular, the fence shall be constructed as a six foot high opaque wooden fence with the exception of the first 25 feet as it extends from Sheridan Lake Road which shall not exceed four feet or a Fence Height Exception shall be obtained;
4. Prior to Planning Commission approval, plans identifying the screening of the air handling equipment shall be submitted for review and approval. In addition, prior to issuance of a Certificate of Occupancy for either proposed new building, the air handling equipment located on the existing building shall be fully screened from view;
5. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
6. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Development Service Center Division;
7. Prior to issuance of a building permit, a public utility easement shall be recorded at the Register of Deed's Office for the proposed on-site water main and/or fire hydrant;
8. A minimum of 73 parking spaces shall continually be provided. Four of the spaces shall be handicap accessible with one of the handicap spaces being "van" accessible. In addition, all provisions of the Off-Street Parking Ordinance shall be continually met;
9. An Air Quality Permit shall be obtained;
10. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;
11. All International Fire Codes shall be met;
12. 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. In addition, a sign permit shall be obtained for each individual sign;
13. A minimum of 71,327 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
14. The proposed commercial structures shall be used as a retail establishment, a professional office establishment, an art gallery and/or museum, a business or vocational school, a shoe repair shop, and a laundry/dry cleaning/tailoring store. Any other use shall require a Major Amendment to the Planned Commercial Development. In particular, a Major Amendment to the Planned Commercial Development shall be required in order to allow a barber and/or beauty shop on the subject property or an evaluation of the off-street parking shall be completed demonstrating that sufficient parking can be provided for the proposed use; and,

STAFF REPORT  
May 5, 2005

---

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---

15. 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 Major Amendment to a Planned Commercial Development to allow two commercial structures to be constructed on the subject property as Phase Two of the Autumn Hills Plaza Development. In particular, the applicant has indicated that the two commercial structures will consist of 2,205 and 2,540 square feet, respectively and will be located adjacent to Sheridan Lake Road.

On March 4, 2004, the Planning Commission approved an Initial and Final Planned Commercial Development to allow a 9,000 square foot commercial building to be located on the eastern half of the subject property as Phase One of Autumn Hills Plaza Development.

The subject property is located approximately 350 feet north of the Catron Boulevard/Sheridan Lake Road intersection on the east side of Sheridan Lake Road. The previously approved 9,000 square foot commercial structure has been constructed on the subject property.

STAFF REVIEW:

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

Commercial Structure: The applicant has submitted structural elevations of the commercial structures identifying that the proposed buildings will be one story with a flat roof encircled with a parapet. The applicant has indicated that the building will be constructed with wood, drivet, glass and cement board siding. In addition, the color scheme of the building will be earth tone to coordinate with the existing building. 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.

The applicant also submitted information indicating that the air handling units for the two new buildings will be located within the structures. However, staff has noted that the existing air handling equipment located on the roof of the recently constructed 9,000 square foot commercial structure on this same site is not fully screened. As such, staff is recommending that prior to Planning Commission approval, plans identifying the screening of the air handling equipment be submitted for review and approval. In addition, staff is recommending that prior to issuance of a Certificate of Occupancy for either proposed new building, the air handling equipment located on the existing building shall be fully screened from view.

Land Use: The applicant has indicated that the two proposed structures will be used as a retail establishment, a professional office establishment, an art gallery and/or museum, a business or vocational school, a shoe repair shop, a laundry/dry cleaning/tailoring store and/or barber and beauty shop. All of the uses, with the exception of a barber and beauty

STAFF REPORT  
May 5, 2005

---

**No. 05PD024 - Major Amendment to a Planned Commercial Development**      **ITEM 55**

---

shop, require five or less parking spaces per 1,000 square feet of gross floor area. The applicant's parking plan identifies that five parking spaces are being provided per 1,000 square feet of gross floor area. However, a barber or beauty shop parking requirement is determined at a ratio of three parking spaces per chair or work station. The applicant has not indicated the number of chairs or work stations proposed for the future use. As such, the parking requirement may exceed five parking spaces per 1,000 square feet of gross floor area. Staff is recommending that the proposed commercial structures be used as a retail establishment, a professional office establishment, an art gallery and/or museum, a business or vocational school, a shoe repair shop, and a laundry/dry cleaning/tailoring store. Any other use will require a Major Amendment to the Planned Commercial Development. In particular, a Major Amendment to the Planned Commercial Development will be required in order to allow a barber and/or beauty shop on the subject property or an evaluation of the off-street parking must be completed demonstrating that sufficient parking can be provided for the proposed use.

Parking: The existing and proposed commercial uses require a minimum of 73 parking spaces with four of the spaces being handicap accessible. In addition, one of the handicap spaces must be "van" accessible. The applicant's site plan identifies that 73 parking spaces are being proposed with the four handicap accessible spaces as described. However, the parking plan does not show the seven stacking lanes currently provided for the drive up window located on the north side of the existing commercial building. It appears that one of the proposed parking spaces located in the northeast corner of the property may interfere with the stacking lanes and fire apparatus access around the existing building. As such, staff is recommending that the parking space be relocated on the subject property. Staff is also recommending that the parking plan be revised to provide one planter island within the parking lot. In particular, the planter island must contain a minimum of 100 square feet and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base. Staff is recommending that prior to Planning Commission approval, the parking plan be revised and submitted for review and approval as identified.

Landscaping: A minimum of 71,212 landscaping points are required. The applicant's site plan identifies that 71,327 points are being provided. Staff is recommending that the landscaping installed comply with the type and location of the landscaping plan submitted as a part of the Planned Commercial Development. In addition, all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Signage: A sign package has been submitted showing a total of 452 square foot area of wall mounted signs along the north and east sides of the proposed and existing commercial structures. The Sign Code allows a maximum of 454 square foot area of wall mounted signs on the entire property. The applicant has also submitted an elevation of a pole mounted campus sign measuring 12 feet four inches wide by 22 feet in height to be located in the southwest corner of the property. In addition, the applicant has indicated that the signage will be internally illuminated and be constructed of the same materials and colors as the proposed and existing buildings. Staff is recommending that all signage conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. In addition, a sign permit must be obtained for each sign.

STAFF REPORT  
May 5, 2005

---

**No. 05PD024 - Major Amendment to a Planned Commercial Development      ITEM 55**

---

Water Plan: The water plan identifies a water main and hydrant located on the subject property. Staff is recommending that prior to issuance of a building permit, a public utility easement be recorded at the Register of Deed's Office for the proposed on-site water main and/or fire hydrant.

Fire: The Fire Department has indicated that all International Fire Codes must be met as a part of the design standards for the development. In particular, fire hydrants must be in place and operational prior to or in conjunction with building construction. The Fire Department staff has also indicated that the structures must be fully fire sprinklered. In addition, the grades of access drives and/or streets must comply with the City Street Criteria Manual and the International Fire Code. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 5, 2005 Planning Commission meeting if these requirements have not been met.