

STAFF REPORT  
May 5, 2005

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**No. 05PD025 - Planned Commercial Development - Initial and Final Development Plan**      **ITEM 56**

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GENERAL INFORMATION:

PETITIONER	TSP Three, Inc. for Children's Care Rehabilitation and Development Center
REQUEST	<b>No. 05PD025 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 4, Old Rodeo Subdivision, located in the NW1/4 of the SW1/4 of the NE1/4 of the SW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.84 Acres
LOCATION	At the northern terminus of Jordan Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development)
West:	Pennington County
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and 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 Vacation of Right-of-way for Physicians Drive shall be approved by the City Council;**

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3. 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;
4. Prior to Planning Commission approval, the site plan shall be revised to show access to the undeveloped area located in the northern portion of the subject property or the applicant shall demonstrate alternate access to this area of the property;
5. Prior to Planning Commission approval, the site plan shall be revised to show four handicap accessible spaces. One of the handicap spaces shall be "van" accessible. In addition, a minimum of 57 parking spaces shall be continually provided and all provisions of the Off-Street Parking Ordinance shall be continually met;
6. Prior to Planning Commission approval, the noise level(s) to be generated by the air handling equipment shall be submitted for review and approval. In addition, prior to issuance of a Certificate of Occupancy, the air handling equipment shall be located on the roof and screened behind the parapet encircling the roof as proposed;
7. Prior to issuance of a building permit, geotechnical information, including pavement design, shall be submitted for review and approval;
8. Prior to issuance of a building permit, revisions to the water plans shall be submitted for review and approval. In addition, public utility easements shall be recorded at the Register of Deed's Office as needed;
9. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
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. The proposed commercial structure shall be used as a medical clinic and office as shown on the applicant's application. Any other use shall require a Major Amendment to the Planned Commercial Development;
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 65,849 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. All International Fire Codes shall be met; and,
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:

(Update: April 26, 2005.) This item was continued at the April 21, 2005 Planning Commission meeting at the applicant's request. All revised and/or added text is shown in bold print.

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The applicant has submitted an Initial and Final Planned Commercial Development request to allow a children's medical clinic with associated offices to be constructed on the property. **On April 22, 2005, a Vacation of Section Line Highway request to vacate Physicians Drive located along the east lot line of Lots 2, 3 and 4 of Old Rodeo Subdivision was submitted for review and approval. (See companion item 05VR003.)**

In August of 1998, the City Council approved a Planned Development Designation for a 28 acre parcel, including the subject property. The property is located at the northern terminus of Jordan Drive and is void of any structural development.

**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 structure identifying that the proposed building will be one story with a flat roof encircled with a parapet. In addition, an arched canopy is shown over the entrance of the building. The applicant has indicated that the building will be constructed with wood, drivet, glass, brick and stone. In addition, the color scheme of the building will be tan with muted red, green and purple earth tone accents. 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 will be located on the roof of the building and screened by the proposed parapet. To date, information regarding the noise to be generated by the air handling equipment has not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, the noise level information be submitted for review and approval. Staff is also recommending that prior to issuance of a Certificate of Occupancy, the air handling equipment be located on the roof and screened behind the parapet as proposed.

**Water Plan:** A revised water plan must be submitted for review and approval. In particular, the water plan must demonstrate that adequate water flows exist to serve the proposed development. In addition, a public utility easement must be recorded at the Register of Deed's Office as needed for any on-site water main and/or hydrant location(s). Staff is recommending that a revised water plan and public utility easement be recorded as identified prior to Planning Commission approval.

**Landscaping:** A minimum of 65,849 landscaping points are required. The applicant's site plan identifies that 70,470 points are being provided. Staff is recommending that the landscaping 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.

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**Parking:** The proposed commercial use requires a minimum of 57 parking spaces. The applicant's site plan identifies that 80 parking spaces are being proposed requiring that four of the spaces be handicap accessible. In addition, one of the handicap spaces must be "van" accessible. The site plan currently provides three handicap spaces but none of these spaces are "van" accessible. As such, staff is recommending that the site plan be revised to provide the "van" accessible space prior to Planning Commission approval. In addition, a minimum of 57 parking spaces must be continually provided and all provisions of the Off-Street Parking Ordinance must be continually met.

**Signage:** A sign package has been submitted showing a 12 foot by 12 foot-four inch ground mounded sign to be located in the southwest corner of the subject property. The applicant has indicated that the sign will be on on-premise sign and constructed with wood, drivet and brick. In addition, the applicant has indicated that the sign will not be illuminated. The applicant has also indicated that the sign will be consistent with the color scheme of the proposed building, tan with muted red, green and purple accents. The sign package also shows 18 inch high copper lettering along the south and west side of the building. The lettering will read: "Children's Care". In addition, an apple logo measuring approximate 30 inches high will be located above the arched entrance at the southwest corner of the building and on the west side of the building, respectively. 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.

**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 structure must be fully fire spinklered. In addition, the grades of access drives and/or streets must comply with the City Street Criteria Manual and the International Fire Code. An all weather drivable surface must be in place prior to any building construction on the site. 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.

**Undeveloped Area:** The site plan does not identify access to an undeveloped area located in the northern portion of the subject property. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show access to this area or the applicant must demonstrate alternate access to the undeveloped area.

**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 has not been met.