

STAFF REPORT
May 5, 2005

No. 05PD027 - Planned Commercial Development - Initial and Final Development Plan

ITEM 42

GENERAL INFORMATION:

PETITIONER	Dream Design International for Mandalay Homes
REQUEST	No. 05PD027 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2, Block 1, Fifth Street Office Plaza, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.63 acres
LOCATION	4940 5th Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/8/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the May 26, 2005 Planning Commission meeting.

GENERAL COMMENTS: The subject property is located on the east side of Fifth Street between Minnesota Street and Catron Boulevard. The subject property is currently void of any structural development. The applicant is requesting approval of a Planned Commercial Development – Initial and Final Development Plan to allow the construction of an office building on the subject property. The applicant has also submitted a Rezoning request application (05RZ032) to change the zoning on the subject property from General Agriculture to Office Commercial.

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

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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 the area of disturbance exceeds one acre in size. As such, an Air Quality Permit must be obtained.

Design Features: The purpose of a Planned Development is to provide deviation from conventional zoning and subdivision regulations in order to promote and encourage imaginative urban design. Section 17.50.050 of the Rapid City Municipal Code requires that all planned developments have a unified building and site development plan which address desirable design features including architectural design.

The submitted site plan identifies that an approximate 16,550 square foot two story structure is proposed to be constructed on the subject property. The submitted building elevation drawings show that the proposed structure will be approximately 29 feet in height. The exterior of the proposed structure will resemble a castle with the exterior treatment consisting of brick, stone, and siding in earth tones combined with metal framed windows. However, the building elevations that have been submitted do not provide significant detail of the materials or color palate to be utilized.

Concerns have been expressed relative to the architectural design of the proposed structure. As this is only the second structure to be constructed in this developing area, the architectural designs will set the tone for the development in the area. As previously indicated the proposed office building resembles a castle. There are concerns that the architectural design of the structure will not contribute to a unified architectural theme and future development along this important corridor in the community. Due to the location of the property in relation to future residential properties to the east and the fact that this will be a major thoroughfare into the City, staff recommends that the exterior elevation of the proposed structure be revised to have a more unified architectural design with the area. Further the design should provide appropriate screening from all roof mounted equipment. As such, staff is recommending that this item be continued to the May 26, 2005 Planning Commission meeting to allow the applicant time to submit revised elevation drawings of the proposed structure.

Setbacks: The proposed structure is setback 109 feet from the front property line along Fifth Street. The submitted site plan shows that the proposed structure will be setback 67 feet from the north side property line and 35 feet from the south side property line with a 66 foot rear yard setback. The proposed setbacks are in compliance with the zoning regulations.

Parking: The Rapid City Municipal Code requires that 83 off-street parking stalls, with four being handicapped accessible, be provided for the proposed development. The applicant's site plan shows a total of 113 off-street parking stalls with five being handicapped accessible. However, the site plan does not show any van accessible handicapped stalls provided. Prior to Planning Commission approval, a revised site plan must be submitted showing a minimum of one van accessible handicapped stall as per Section 17.50.270 of

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the Rapid City Municipal Code.

Staff noted that eight parking stalls located on the south side of the proposed structure back into the adjacent property located south of the subject property. Prior to issuance of a Building Permit, the applicant must record a shared parking easement for the two parcels to accommodate the parking lot aisle.

Access: Staff noted that there is a 40 foot by 40 foot shared approach on the north side of the subject property. The applicant's site plan shows that access to the parking lot is actually located approximately 50 feet from the west end of the shared approach. As such, the applicant must secure an access easement between the subject property and the adjacent property to the north that extends approximately 90 feet to the east from the west property line along Fifth Street prior to issuance of a Building Permit. Alternatively the applicant can identify an access easement and build the easement to City street standards.

Staff noted that the submitted site plan does not show the dimension of the entrance, parking spaces or driveways. Prior to Planning Commission approval, a revised site plan must be submitted showing the dimensions of the entrance, parking spaces and driveways.

Landscaping: The proposed Planned Residential Development will require that a minimum of 61,315 landscaping points be provided with a minimum of 30,658 points located either in or within 20 feet of the parking lot. Staff also noted that a minimum of two landscaping islands must be provided based on the number of parking stalls provided. The applicant's landscape plan shows 43,105 landscaping points being provided with 43,105 points located either in or within 20 feet of the parking lot. The applicant's site plan also shows two landscaping islands provided with each having one medium tree and two shrubs. Prior to Planning Commission approval, a revised site plan must be submitted showing a minimum of 43,105 landscaping points provided with 30,658 points located either in or within 20 feet of the parking lot as per Section 17.50.300 of the Rapid City Municipal Code.

Lighting: The applicant's site plan does not show any exterior or parking lot lighting to be provided. Prior to Planning Commission approval, a lighting plan must be submitted showing the location of all exterior lighting to be provided including all parking lot lighting. Staff also noted that all site lighting will need to be directed away from the adjacent rights-of-way and adjacent properties.

Signage: The subject property has 254 lineal feet of frontage along Fifth Street allowing 508 square feet of signage on the subject property. The applicant's site plan shows the location of a ground sign located at the northwest corner of the property along Fifth Street. However, no details of any signage was submitted with the application. Prior to Planning Commission approval, the applicant must submit a detailed sign package including the size and location of any ground and wall signs. Staff recommends that no off-premise, flashing or electronic motion signs be permitted. All signage should be building mounted or ground signs; no pole signs are recommended.

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Fencing: The properties located east of the subject property are shown to be developed as residential properties. As such, the site plan must be revised to show a minimum six foot high ornamental screening fence located on the east property line of the subject property as per Section 17.40.070 of the Rapid City Municipal Code.

Dumpster: The applicant's site plan shows the dumpster to be located on the east side of the proposed structure. The site plan does not show how the dumpster will be screened. Prior to Planning Commission approval, the applicant must submit a detail of the dumpster area showing how the dumpster will be screened from the parking lot and the residential properties located east of the subject property.

Air Handling Equipment: The submitted elevation drawings show the air handling equipment to be located on top of the proposed structure. However, the parapet wall of the proposed structure does not appear to screen the equipment from the street or the residential properties to the east. As such, a revised elevation drawing must be submitted showing all mechanical equipment to be located on top of the proposed structure to be adequately screened from Fifth Street and all adjacent properties. Staff also noted that complete information, including frequency and decibels generated by the air handling equipment must be submitted for review and approval.

Fire Safety: The applicant's site plan shows the location of two fire hydrants for the development. Staff noted that the hydrant location must be relocated or additional hydrants added for Fire Department accessibility in relationship to the location of the proposed structure. The proposed structure must be fully fire sprinklered and alarmed/detected as per the International Fire Code. Staff noted that the minimum fire flow based on the submitted information is 1,875 gallons per minute at 20 pounds per square inch with a minimum of two fire hydrants. Staff also noted that access lanes must accommodate Fire Department apparatus and be in compliance with all applicable provisions of the International Fire Code. The proposed structure must have 12 inch address numbers and be plainly visible from the public right-of-way.

Drainage and Grading: Staff noted that a drainage and grading plan was not submitted with the application. Prior to Planning Commission approval, a drainage and grading plan must be submitted showing erosion and sediment control measures, geotechnical information for grading and pavement design, direction of water flows and drainage calculations. Staff also noted that the applicant must submit construction easements for any grading onto adjacent properties.

Retaining Wall: The applicant's site plan shows that a retaining wall be will be constructed near the east property line. However, no drawings or details of the retaining wall design were submitted. Prior to Planning Commission approval, plans stamped by a professional engineer must be submitted for the proposed retaining wall if it is greater than four feet in height.

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Utilities: Staff noted that the proposed curb stop for the water service line is located near the proposed structure. Prior to Planning Commission approval, the site plan must be revised to show the curb stop located within the public right-of-way.

Staff is recommending that the proposed Planned Commercial Development – Initial and Final Development Plan be continued to the May 26, 2005 Planning Commission meeting to allow the applicant time to revise the submitted elevation drawings and site plan and submit the additional required information.