

STAFF REPORT
May 26, 2005

No. 05PD024 - Major Amendment to a Planned Commercial Development **ITEM 31**

GENERAL INFORMATION:

PETITIONER	Lund Associates for GBA, Inc.
REQUEST	No. 05PD024 - Major Amendment to a Planned Commercial Development
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 **denied without prejudice at the applicant's request.**

GENERAL COMMENTS:

(Update May 17, 2005. All revised and/or added text is shown in bold print.) This item was continued at the May 5, 2005 Planning Commission meeting to allow the applicant time to submit additional information. On May 17, 2005, the applicant requested that this item be denied without prejudice. The applicant also indicated that an alternate building schematic is being considered and that a new Major Amendment to the Planned Commercial Development will be submitted for review

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and approval once a site plan has been completed. As such, staff recommends that this item be denied without prejudice as requested by the applicant. 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 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

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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.

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

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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: **The receipts from the mailings have been returned and the sign has been posted. Staff has received telephone calls from two area property owners voicing concern with the request.**