

STAFF REPORT

June 23, 2005

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

ITEM 16

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 **approved with the following stipulations:**

1. **Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;**
2. **An Air Quality Permit shall be obtained;**
3. **The use allowed within the Planned Commercial Development shall be limited to an office building. Alternative uses may be approved through the Major Amendment processes;**
4. **The proposed structure shall conform architecturally to the plans and elevations submitted;**
5. **The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;**
6. **The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;**

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7. All site lighting shall be directed away from the adjacent rights-of-way and adjacent properties;
8. The signage shall comply with the submitted sign package or an amendment to the Planned Commercial Development shall be obtained;
9. The requirement to install a five to six foot high opaque screening fence along the east property line 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. 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.

GENERAL COMMENTS: (June 13, 2005 Update) This item was continued at the June 9, 2005 Planning Commission meeting to allow the applicant time to submit a revised site plan and elevation drawings. On June 2, 2005, the applicant submitted a revised site plan and elevation drawings.

(June 1, 2005 Update) This item was continued at the May 26, 2005 Planning Commission meeting to allow the applicant time to submit a revised site plan and elevation drawings. As of this writing, no additional information has been submitted. As such, staff is recommending that this item be continued to the June 23, 2005 Planning Commission meeting to allow the applicant time to submit the required information and to allow time for staff to review the submitted information.

(May 17, 2005 Update) This item was continued at the May 5, 2005 Planning Commission meeting to allow the applicant time to submit a revised site plan and additional required information. On May 4, 2005, the applicant submitted a revised site plan and on May 10, 2005, the applicant submitted revised elevation drawings of the proposed structure.

On May 18, 2005, staff met with the applicant to discuss some issues relative to the development of the subject property. On May 19, 2005, the applicant requested that this item be continued to the June 9, 2005 Planning Commission meeting to allow time for revisions to be made to the site plan and building elevations. As such, staff is recommending that this item be continued to the June 9, 2005 Planning Commission meeting.

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.

On May 10, 2005, the applicant submitted revised color elevation drawings of the proposed structure. The revised elevation drawings show where the brick, stone and siding will be located on the proposed structure. The revised elevation drawings also better illustrate the color scheme of the proposed structure. The exterior of the building will have two complementary tan colors of extruded foam insulation sheeting with tan rock architectural features.

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.

On May 10, 2005, the applicant submitted revised color elevation drawings of the proposed structure. After reviewing the revised elevation drawings, staff noted that the color scheme of the proposed building within the addition of a peaked roof behind the pillars will provide a more unified architectural design with the area. However, staff still has concerns about the

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amount of pillars on the building and the height of the pillar caps. Staff recommends that the pillar caps be lowered and the smaller pillars be removed from the building.

On June 2, 2005, the applicant submitted revised color elevation drawings of the proposed structure. The revised elevation drawings show that the pillar caps have been lowered and that the pillar caps from the smaller pillars have been removed. The revised elevation drawings submitted appear to show the proposed structure to be more appropriate for the area and to have a more unified architectural theme for the area.

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 the Rapid City Municipal Code.

As previously indicated, on May 4, 2005, the applicant submitted a revised site plan. However, the requirement to show one of the handicapped stalls to be a van accessible handicapped stall was not addressed. As such, 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 the Rapid City Municipal Code.

On June 2, 2005, the applicant submitted a revised site plan showing the required van accessible handicapped stall.

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.

On May 4, 2005, the applicant submitted a revised site plan showing the location of the proposed shared parking easement between the two parcels that will accommodate the parking lot aisle between the currently proposed building and the future proposed building on the parcel to the south of the subject property.

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 a shared parking easement between the subject property and the

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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.

On May 4, 2005, the applicant submitted a revised site plan showing the location of the proposed shared parking easement between the subject property and the adjacent property to the north that extends 113 feet to the east from the west property line along Fifth Street to accommodate access into the subject property. However, the easement will serve as an access easement not a parking easement. As such, the applicant must secure a shared access easement to accommodate access into the subject property, prior to issuance of a Building Permit.

On May 27, 2005, the applicant submitted a Preliminary Plat (05PL098) for the adjacent property located north of the subject property. On June 16, 2005, the applicant submitted a recorded copy of a miscellaneous document securing an access easement between the two properties.

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.

On May 4, 2005, the applicant submitted a revised site plan showing the dimensions of the entrance, parking spaces and driveways. The entrance, parking spaces and driveways all appear to be in compliance with the requirements of the Zoning Ordinance.

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 61,315 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.

On May 4, 2005, the applicant submitted a revised site plan showing that 63,426 landscaping points will be provided on site with 63,426 landscaping points located either in or within 20 feet of the parking lot.

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.

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The applicant has indicated that outdoor lighting will be located within the parking lot and on the exterior of the proposed structure.

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.

On May 4, 2005, the applicant submitted an elevation drawing for the proposed monument sign located at the northwest corner of the subject property. The proposed ground sign will be 16.5 feet in height and will be constructed of materials that will match the exterior of the proposed structure. The proposed ground sign will be two sided and have 58 square feet of signage on each side for a total of 116 square feet. The submitted elevation drawing shows that an 18 square foot wall sign will be located on the west side of the proposed structure. The total proposed sign square footage for the subject property is 134 square feet which is less than the 508 square feet permitted by the Sign Code. However, staff noted that the ground sign is set back one foot from the front property line along Fifth Street. Prior to Planning Commission approval, a revised site plan must be submitted showing that the proposed ground sign is located a minimum of 10 feet from the front property line along Fifth Street as per Section 15.28.200 of the Rapid City Municipal Code.

On June 2, 2005, the applicant submitted a revised site plan showing that the proposed ground sign will be located 12 feet from the front property line along Fifth Street.

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.

On May 4, 2005, the applicant submitted a revised site plan showing 15 medium and large evergreen trees located along the east property line. The proposed 15 trees will provide a 100 percent landscaping buffer that will screen the subject property from the future adjacent residential properties to the east. As such, staff recommends that an exception be granted, waiving the requirement to install a six foot high screening fence along the east property line.

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.

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On May 4, 2005, the applicant submitted a design detail showing that the proposed dumpster will be screened by a five feet four inch high block wall.

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.

On May 18, 2005, the applicant indicated that the air handling equipment will not be located on the roof of the proposed structure. Prior to Planning Commission approval, a revised site plan showing the location of all exterior mechanical equipment and how the equipment will be screened must be submitted for review and approval.

On June 2, 2005, the applicant submitted a revised site plan showing the air handling equipment to be located on the ground. The air handling equipment will be located on the northeast side of the proposed structure and screened with a three foot high wood fence with landscaping to act as a screening.

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.

On May 4, 2005, the applicant submitted a revised site plan showing erosion and sediment control measures, direction of water flows and drainage calculations. However, no geotechnical information for the pavement design has been submitted. The applicant has indicated that a geotechnical report for the pavement design will be submitted no later than May 20, 2005. Prior to Planning Commission approval, a geotechnical report for the pavement design must be submitted for review and approval.

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On June 16, 2005, the applicant submitted the required geotechnical report for the pavement design.

Retaining Wall: The applicant's site plan shows that a retaining wall 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.

On June 16, 2005, the applicant submitted plans stamped by a professional engineer for the proposed retaining wall.

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.

On May 4, 2005, the applicant submitted a revised site plan showing the water service curb stop located within the public right-of-way.

Staff is recommending that the proposed Planned Commercial Development – Initial and Final Development Plan be approved with the previously stated stipulations.