

STAFF REPORT
August 04, 2005

No. 05PD048 - Major Amendment to a Planned Commercial Development to allow construction of an office building **ITEM 37**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Sheridan Lake Properties
REQUEST	No. 05PD048 - Major Amendment to a Planned Unit Development to allow construction of an office building
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Lot K, less Lot 1 of the NW1/4 NE1/4, Lot 1 of Lot J, and the W1/2 of the adjacent vacated alley, and the N1/2 of the adjacent vacated Clower Lane, Harter Addition, and Lot B, Donhiser Addition and the N1/2 of the adjacent vacated Clower Lane all located in the NW1/4 NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .98 acres
LOCATION	620, 624, 630 and 636 Sheridan Lake Road
EXISTING ZONING	Office Commercial District (Planned Unit Development)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/8/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Unit Development to allow construction of an office building be approved with the following stipulations:

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificated of Occupancy shall be obtained prior to occupancy of the structure;
2. The uses allowed within the area covered by this Major Amendment to the Planned Unit Development shall be limited to an office or retail use. Any change in use will require approval of a Major Amendment to the Planned Commercial Development;
3. The proposed structure shall conform to all setback requirements of the Office Commercial Zoning District;

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4. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties;
5. Prior to Planning Commission approval, the applicant shall submit a detailed sign package including the size and location of any ground and wall signs, if additional signage is proposed;
6. Prior to Planning Commission approval, a revised site plan shall be submitted showing an additional 3,983 landscaping points;
7. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
8. A replacement handicapped ramp shall be installed across from the existing ramp to be removed on Lot A in accordance with City standards;
9. All required fire hydrants shall be in place and operational prior to any building construction;
10. If the minimum fire flow water or access requirements cannot be obtained then the proposed structure shall be fully fire sprinklered;
11. Prior to Planning Commission approval, a grading plan shall be submitted showing the location of storm sewers, drainage ways, structures, erosion control, direction of water flow through the subject property and contours at a minimum two foot intervals;
12. Prior to Planning Commission approval, a drainage plan including drainage calculations, runoff calculations and detailed on-site and off-site hydrologic and hydraulic calculations shall be submitted;
13. The water service line on the submitted plan shall be connected to the water main during construction;
14. Prior to Planning Commission approval, a revised site plan showing the existing water and wastewater service lines to the existing house to be removed shall be submitted. In addition, the existing water and wastewater service lines shall be abandoned at the main as per City standards;
15. A traffic control plan and a Right-of-Way Permit shall be obtained from the Public Works Department prior to any work in the right-of-way;
16. Prior to Planning Commission approval, the applicant shall submit documentation showing that the DNL noise level of the air handling equipment does not exceed 65 DNL at the property lines of the adjacent residential properties;
17. Prior to Planning Commission approval, the comments on the construction drawings shall be addressed and the red lined drawings shall be returned; and,
18. The Major Amendment to the Planned Unit 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: The subject property is located east of Sheridan Lake Road between Canyon Lake Drive and West Main Street. On February 15, 1993 the City Council approved a Planned Unit Development (#1151) on the subject property allowing medical/dental office buildings in conjunction with residential uses on the subject property. There were eight stipulations of approval for the Planned Unit Development. Those stipulations of approval are as follows:

1. The rezoning of the property to Office Commercial also be approved;

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2. The property south of Clower Lane be re-platted into one lot prior to any redevelopment and additional right-of-way for Clower Lane be dedicated;
3. That Clower Lane be constructed to the City standards to the east side of the property when the property is re-platted;
4. The two alley rights of way off of Clower Lane be vacated when the property is re-platted;
5. The existing curb cuts on to Sheridan Lake Road be closed when any of the properties are redeveloped and all access be provided from Clower Lane;
6. That all future development conform to the use and area regulations of the Office Commercial Zoning District;
7. That any future re-platting of the property conform to the Subdivision Regulations; and,
8. That any amendment to the Planned Unit Development be in conformance with the requirements of Appendix A, Article V. Section 1.B.III.

The applicant is now proposing to construct an approximate 4,500 square foot office building on the subject property in a location previously shown as single family residences. The applicant is now requesting a Major Amendment to the Planned Unit Development to allow the construction of a commercial building on the subject property.

STAFF REVIEW: Staff has reviewed the proposed Major Amendment to the Planned Residential Development and has noted the following issues:

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.

Design Features: The submitted site plan identifies that the proposed structure will be a one story structure with a footprint of approximately 4,500 square feet. The submitted elevation drawings show that the proposed structure will be stucco and brick with a blue steel standing seam roof to match the other commercial buildings located south of Clower Lane.

Setbacks: The submitted site plan shows that the proposed structure is set back from Sheridan Lake Road 25 feet. The site plan shows the proposed structure to have an eight foot north side yard setback and a 110 south side yard setback with a 44 foot east rear yard setback. The proposed structure is in compliance with the setback requirements of the Office Commercial Zoning District.

Lighting: The applicant's site plan shows exterior lighting to be located on the exterior walls of the proposed structure. All site lighting will need to be directed away from the adjacent rights-of-way and residential properties.

Signage: A total of 330 square feet of on-site signage is permitted for the subject property by Section 15.28 of the Rapid City Municipal Code. The applicant has not submitted any information regarding any additional signage proposed for the Planned Unit Development with this Major Amendment. If additional signage is proposed, the applicant must submit a detailed sign package including the size and location of any ground and wall signs, prior to

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Planning Commission approval.

Landscaping: The proposed Major Amendment to the Planned Unit Development will require that 16,243 landscaping points be provided. The applicant's site plan shows that 12,260 landscaping points are provided. The applicant is requesting that the minimum landscaping points be reduced from 16,243 points to 12,260 points. Staff noted that there is adequate area on the subject property to install the required number of landscaping points. As such, staff is recommending that a revised site plan be submitted showing an additional 3,983 landscaping points to bring the property into compliance with Section 17.50.300 of the Rapid City Municipal Code.

Parking Plan: The Rapid City Municipal Code requires that 23 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 31 off-street parking stalls with two being handicapped accessible and one of those being "van accessible". The proposed parking plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Staff also noted that the submitted site plan shows the existing handicapped ramp to be removed from the parking area. A replacement ramp must be installed across from the existing ramp on Lot A in accordance with City standards.

Fire Safety: Staff noted that the proposed structure requires a fire flow based on 5B Type construction. The minimum required fire flow is 1,750 gallons per minute at 20 pounds per square inch with one required fire hydrant. The minimum fire flow can be reduced to 1,500 gallons per minute at 20 pounds per square inch if the proposed structure is fully fire sprinklered. Staff noted that all required fire hydrants must be in place and operational prior to any building construction. Staff also noted that if the minimum fire flow water or access requirements cannot be obtained then the proposed structure must be fully fire sprinklered.

Grading and Drainage: Staff noted that a grading plan must be submitted showing the location of storm sewers, drainage ways, structures, erosion control, direction of water flow through the subject property and contours at a minimum two foot intervals. Staff also noted that a drainage plan including drainage calculations, runoff calculations and detailed on-site and off-site hydrologic and hydraulic calculations must be submitted.

Utilities: Staff noted that the water service line on the submitted plan must be connected to the water main. Staff also noted that the existing water and wastewater service lines to the existing house to be removed must be shown. In addition, the existing water and wastewater service lines must be abandoned at the main as per City standards.

Right-of-Way: Staff noted that a traffic control plan and a Right-of-Way Permit must be obtained prior to any work in the right-of-way, including water and sewer connection, abandonment and the closing of existing driveway approaches.

Air Handling Equipment: The applicant's site plan shows the proposed location for the air handling equipment to be on the north side of the proposed structure. The proposed

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equipment is located approximately 20 feet from the multi-family residences located on the adjacent property to the north. Staff has concerns that the location of the air handling equipment may have an adverse impact on the adjacent residential structure to the north of the subject property. As such, staff is recommending that prior to Planning Commission approval, the applicant submit documentation showing that the DNL noise level of the air handling equipment does not exceed 65 DNL at the property lines of the adjacent residential properties.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the Planned Residential Development construction plans. Staff noted that the comments must be addressed and the red lined drawings must be returned prior to Planning Commission approval.

Notification: As of this writing, the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the August 4, 2005 Planning Commission meeting if these requirements have not been met.

Staff recommends approval of the Major Amendment to the Planned Unit Development with the above stated stipulations.