

STAFF REPORT
August 25, 2005

No. 05PD049 - Planned Commercial Development - Initial and Final Development Plan to allow the construction of a commercial structure **ITEM 19**

GENERAL INFORMATION:

PETITIONER	ARC International for Black Hills Federal Credit Union
REQUEST	No. 05PD049 - Planned Commercial Development - Initial Development Plan to allow the construction of a commercial structure
EXISTING LEGAL DESCRIPTION	Lot 1, Block 1, located in the SW1/4 NW1/4 and the S1/2 NW1/4 NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.54 acres
LOCATION	At the northeast corner of the intersection of Homestead Street and Elk Vale Road
EXISTING ZONING	General Commercial Distict (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial Distict (Planned Development Designation)
South:	General Commercial Distict (Planned Development Designation)
East:	Office Commercial District (Planned Development Designation)
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/8/2005
REVIEWED BY	Todd Tucker / David L. Johnson / Marcia Elkins

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial Development Plan to allow the construction of a commercial structure be approved with the following stipulations:

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the structures;
2. An Air Quality Permit shall be obtained;
3. The uses allowed within the Planned Commercial Development shall be limited to a financial institution. Any change in use will require approval of a Major Amendment to the Planned Commercial Development;

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4. Upon submittal of a Final Development Plan, full color structural elevations and a list of the building materials for the proposed structures shall be submitted for review and approval;
5. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties and shown on the site plan;
6. Upon submittal of a Final Development Plan, the proposed ground sign located at the southwest corner of the subject property shall be relocated to avoid the existing gas lines;
7. Upon submittal of a Final Development Plan, the proposed ground sign located along Timmons Boulevard shall be relocated outside of the existing minor drainage and utility easement or the easement shall be vacated;
8. The proposed ground sign with message center shall only display the time, temperature and on-premises messages;
9. Upon submittal of a Final Development Plan, a detailed landscape plan showing increased landscaping including trees and shrubs along Elk Vale Road shall be submitted for review and approval;
10. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance;
11. The parking plan shall continually comply with all other requirements of the Zoning Ordinance;
12. All applicable provisions of the International Fire Code shall be continually met;
13. Upon submittal of a Final Development Plan, the applicant shall either show how they will intercept the drainage on-site or provide street flow calculations;
14. Upon submittal of a Final Development Plan, the applicant must indicate the size and material of the water service lines on the subject property;
15. Upon submittal of a Final Development Plan, the location and design of the proposed screening for the dumpster shall be provided for review and approval;
16. Upon submittal of a Final Development Plan, complete information, including the location and screening of proposed screening for all air handling equipment shall be submitted to insure that the equipment is adequately screened from adjacent properties and rights-of-way;
17. 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: (August 19, 2005 Update) This item was continued at the August 4, 2005 Planning Commission to allow the legal advertising to be completed. No other changes have been made to this report.

The subject property is located on the north side of Homestead Street between Timmons Boulevard and Elk Vale Road. The subject property is currently zoned General Commercial with a Planned Development Designation. On October 10, 2002 the Planning Commission approved a Rezoning request (02RZ057) to rezone the subject property from No Use District to General Commercial District with a Planned Development. On October 10, 2002 the Planning Commission also approved a Planned Development Designation (02PD054) for

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the subject property with the stipulation that “no building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property”. The applicant is now proposing to construct a 3,888 square foot structure on the subject property. The applicant is seeking approval of a Planned Commercial Development – Initial Development Plan to allow the construction of a commercial structure on the subject property.

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

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. As such, an Air Quality Permit must be obtained.

Design Features: The Initial Commercial Development Plan identifies the proposed structure located on the subject property to be a one story structure with a maximum height of 29 feet nine inches. As previously noted the proposed structure will be 3,888 square feet in size. The elevation drawings of the proposed structure show the exterior to be constructed of brick and aluminum composite paneling with a metal standing seam roof. Upon submittal of a Final Planned Commercial Development, full color structural elevations and a list of the building materials for the proposed structures must be submitted for review and approval.

Setbacks: The subject property has three frontages along Homestead Street, Timmons Boulevard and Elk Vale Road. As such, three 25 foot front yard setbacks exist on the subject property. The applicant’s site plan shows the proposed structure to be set back from the front property line abutting Homestead Street 76 feet, Timmons Boulevard 132 feet and Elk Vale Road 70 feet. The applicant’s site plan also shows the proposed structure to be setback from the rear lot line 58 feet. The proposed front and rear yard setbacks meet the minimum required setbacks for the General Commercial Zoning District.

Lighting: The applicant’s site plan shows exterior and parking lot lighting to be located on the exterior walls of the structure and within the parking lot. All site lighting must be directed away from the adjacent rights-of-way and residential zoned properties and must also be shown on the Final Development Plan.

Signage: A total of 1,454 square feet of on-site signage is permitted for the subject property by Section 15.28 of the Rapid City Municipal Code. The applicants sign package shows that a total of 318 square feet of wall signage will be provided on the proposed structure. The submitted sign package also shows that a total of 645.35 square feet of ground signage will be provided on the subject property. The total proposed on-site signage is 955.35 square feet which is less than the 1,454 square feet maximum allowed by ordinance.

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However, staff noted that the proposed ground sign located at the southwest corner of the property is located over the top of three gas lines. Upon submittal of a Final Development Plan the proposed sign located at the southwest corner of the subject property must be relocated to avoid the existing gas lines. Staff also noted that the proposed ground sign located along Timmons Boulevard is located within a platted minor drainage and utility easement. Upon submittal of a Final Development Plan the proposed ground sign located along Timmons Boulevard must be relocated outside of the existing minor drainage and utility easement or the easement must be vacated. Staff noted that the proposed ground sign with message center must only display the time, temperature and on-premises messages only.

Landscaping: The proposed Planned Commercial Development will require that 62,696 landscaping points be provided. The applicant's site plan shows the proposed location of landscape areas to include trees, shrubs, turf, and ground cover totaling 84,220 landscaping points. However, the subject property is bordered on the west by Elk Vale Road which is a major corridor, bringing traffic into the City from the Interstate. Due to the location of the proposed structure adjacent to Elk Vale Road, staff feels it would be appropriate for the applicant to revise the landscaping plan showing increased landscaping along Elk Vale Road. Upon submittal of a Final Commercial Development Plan, a detailed landscape plan showing increased landscaping including trees and shrubs along Elk Vale Road must be submitted for review and approval to insure adequate screening from Elk Vale Road.

Parking Plan: The Rapid City Municipal Code requires that 16 off-street parking stalls be provided for the proposed development with an additional three stacking stalls per drive through lane. The applicant's site plan shows a total of 37 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.

Fire Safety: Staff noted that the number of hydrants, hydrant location, and access to and around the subject property appear to be adequate as shown on the submitted site plan.

Drainage: Staff noted that the applicant's drainage plan does not show how the on-site drainage will be intercepted. As such, the applicant must either show how they will intercept the drainage on-site or provide street flow calculations, upon submittal of a Final Development Plan.

Utilities: Staff noted that the applicant's site plan does not indicate the size or material of the water service lines. Upon submittal of a Final Development Plan, the applicant must indicate the size and material of the water service lines on the subject property.

Dumpster Locations: The applicant's site plan shows the proposed location of the dumpster to be on the north side of the proposed structure. However, no description of proposed screening for the dumpster is provided. Upon submittal of a Final Development Plan, the location and design of the proposed screening for the dumpster must be provided to insure

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that the dumpster is adequately screened from Elk Vale Road and adjacent properties.

Air Handling Equipment: The applicant's site plan does not show the proposed location for the air handling equipment for the proposed structures. Upon submittal of a Final Development Plan, complete information, including the location and screening for all air handling equipment must be submitted to insure that the equipment is adequately screened from adjacent properties and rights-of-way.

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 Planned Commercial Development – Initial Development Plan with the above stated stipulations.