

STAFF REPORT  
September 8, 2005

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**No. 05PD059 - Planned Commercial Development - Final Development Plan to allow the Construction of a Commercial Structure** **ITEM 34**

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GENERAL INFORMATION:

PETITIONER	James Lushbough, ARC Intl., Inc. for Black Hills Federal Credit Union
REQUEST	<b>No. 05PD059 - Planned Commercial Development - Final Development Plan to allow the Construction of a Commercial Structure</b>
EXISTING LEGAL DESCRIPTION	Lot 1, Block 1, Big Sky Business Park, located in the SW1/4 NW1/4 and the S1/2 NW1/4 Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.54 acres
LOCATION	At the northwest corner of Homestead Street and Timmons Boulevard
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	8/12/2005
REVIEWED BY	Karen Bulman / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Final 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

STAFF REPORT  
September 8, 2005

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**No. 05PD059 - Planned Commercial Development - Final      ITEM 34**  
**Development Plan to allow the Construction of a Commercial**  
**Structure**

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- the Planned Commercial Development;
4. The proposed structure shall conform architecturally to the plans and elevations submitted;
  5. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties as shown on the site plan;
  6. No off-premise, flashing or electronic motion signs shall be permitted for the proposed Planned Commercial Development;
  7. The proposed ground sign with message center shall only display the time, temperature and on-premises messages;
  8. An exception is hereby granted to allow driveway approaches at Timmons Boulevard and Homestead Street to be 36 feet in width;
  9. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance;
  10. The parking plan shall continually comply with all other requirements of the Zoning Ordinance;
  11. All applicable provisions of the International Fire Code shall be continually met;
  12. Prior to obtaining a Building Permit, a drainage plan shall be submitted for review and approval indicating no runoff discharge to the Homestead Street approach;
  13. Prior to obtaining a Building Permit, revised grading and drainage plans shall be submitted to address the relocation of the Type B inlet;
  14. Prior to Planning Commission, the location and screening of the proposed dumpster shall be provided for review and approval;
  15. Prior to Planning Commission, the 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;
  16. 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:** 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 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. On August 4, 2005, the Planning Commission approved an Initial Planned Commercial Development (05PD049) for the subject 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 – Final Development Plan to allow the construction of a commercial structure on the subject property.

**STAFF REVIEW:** Staff has reviewed the Planned Commercial Development – Final

STAFF REPORT  
September 8, 2005

---

**No. 05PD059 - Planned Commercial Development - Final Development Plan to allow the Construction of a Commercial Structure** **ITEM 34**

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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 proposed structure located on the subject property is to be a two story structure with a maximum height of 129 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. Full color structural elevations and a list of the building materials for the proposed structures have been submitted for review and have been approved.

Setbacks: The subject property has three frontages including 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.

Driveway width: The driveway approaches for Homestead Street and Timmons Boulevard exceed the 28 foot maximum width per the Street Design Criteria Manual. With the approval of the Planned Commercial Development – Final Development Plan, an exception to the design standards is approved for a width of 36 feet for both approaches.

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. The proposed ground sign with message center must 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 144,180

STAFF REPORT  
September 8, 2005

---

**No. 05PD059 - Planned Commercial Development - Final ITEM  
Development Plan to allow the construction of a Commercial  
Structure**

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landscaping points to include 37,530 landscaping points within the right-of-way. Since the Planned Commercial Development – Initial Development Plan, the applicant has revised his landscaping plan to show increased landscaping along Elk Vale Road, a major corridor bringing traffic into the City from U.S. Interstate 90.

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 design and construction of site improvements shall result in no site runoff discharged to the Homestead Street approach. As such, prior to obtaining a Building Permit, information shall be provided for review and approval assuring that no runoff to Homestead Street will occur.

Dumpster: The applicant's site plan shows the proposed location of a dumpster to be on the northeast side of the subject property adjacent to Timmons Boulevard. The applicant indicated that landscaping will be the proposed screening for the dumpster. However, landscaping by itself is not adequate screening for the dumpster. The applicant shall provide a revised site plan showing fencing material as screening for the dumpster. The dumpster is located on a water inlet and will need to be relocated. Prior to Planning Commission approval, a revised site plan showing the location and screening of the proposed dumpster must be submitted for review and approval to insure that the dumpster is adequately screened from Elk Vale Road, Timmons Boulevard and adjacent properties and is not located over the inlet.

Air Handling Equipment: The applicant's site plan shows the proposed location for the air handling equipment for the proposed structure. Prior to Planning Commission approval, a site plan shall be provided for review and approval showing the screening for the air handling equipment 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 September 8, 2005 Planning Commission meeting if these requirements have not been met.

Staff recommends approval of the Planned Commercial Development – Final Development Plan with the above stated stipulations.