

STAFF REPORT
November 10, 2005

No. 05PD064 - Major Amendment to a Planned Commercial Development **ITEM 13**

GENERAL INFORMATION:

PETITIONER	PNPA Pathways for Wal-Mart Facility Maintenance
REQUEST	No. 05PD064 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 5R, Meridian Subdivision, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately
LOCATION	1200 LaCrosse Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development) - Medium Density Residential District
South:	General Commercial District - Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the November 23, 2005 Planning Commission at the applicant's request.

GENERAL COMMENTS: The subject property is located at 1200 LaCrosse Street, south of U.S. Interstate 90. Property located north of the subject property is zoned General Commercial District with a Planned Commercial Development and Medium Density Residential District. Property located south of the subject property is zoned General Commercial District and Medium Density Residential District with a Planned Residential Development. Property located west of the subject property is zoned General Commercial District. Property located east of the subject property is zoned Medium Density Residential District. On November 1, 1993, the City Council approved the original Planned Commercial District for the Wal-Mart Store. Major Amendments to the Planned Commercial Development were approved by the City Council on May 2, 1994, September 15, 1997, September 18, 2000 and August 6,

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2001.

The applicant has submitted this Major Amendment to a Planned Commercial Development to make some adjustments to the configuration of the parking lot.

STAFF REVIEW: Staff has reviewed the Major Amendment to a Planned Commercial Development and has noted the following considerations:

Parking Island: The applicant has requested that the parking island located at the southwestern corner of the parking lot be removed to allow a better turning radius for trucks at the corner and to alleviate the damage trucks inflict on the island. The island protects parked vehicles from damage caused by other vehicles turning too sharply at the corner of the parking lot. Staff discussed the option of relocating the parking island to the adjacent parking stalls to the east with the applicant. The applicant supports the relocation of the parking island to alleviate the damage occurring to the islands. A building permit is required to relocate the parking island. With the approval of this Major Amendment to the Planned Commercial Development, an exception to the Parking Regulations to allow the reduction of two off-street parking spaces is allowed.

Handicap parking: The number of parking spaces located on the subject property requires that 21 handicapped parking spaces be provided. Currently, 17 handicapped spaces and three van accessible handicapped parking spaces are located on the subject property. The applicant has indicated that eight off-street parking spaces are planned to be re-striped for handicap parking to add four additional handicapped parking spaces to the parking lot. The re-striping process will remove four required parking spaces needed on the subject property. With the approval of this Major Amendment to the Planned Commercial Development, a reduction of four off-street parking spaces is allowed.

Off-street parking spaces: The approved Planned Commercial Development for Wal-mart indicates that 1,133 off-street parking spaces are required. At this time, only 1,129 parking spaces are located on the site. Through this Major Amendment to the Planned Commercial Development, staff is recommending that the parking requirements for the subject property be reduced from 1,133 off-street parking spaces to 1,123 off-street parking spaces. This reduction includes the re-striping of four additional handicapped parking spaces and the relocation of a parking island to accommodate a wider turning radius at the southwest corner of the parking lot. Due to the large number of off-street parking spaces required on site, staff is recommending approval of a reduction in four parking spaces from the original requirement to bring the site into compliance with the off-street parking regulations. Prior to obtaining a building permit to relocate the island, a revised parking plan indicating 1,123 off-street parking spaces shall be submitted for review and approval.

Landscaping: In reviewing the landscaping within the parking lot, it was noted that a considerable amount of landscaping was missing and the subject property was not in compliance with the minimum requirements of the landscaping regulations. The original Planned Commercial Development indicated that 776,357 landscaping points were required on the subject property. An evaluation of the property indicates a total of 647,580

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landscaping points are located on site. A revised landscaping plan showing the required landscaping points located on site shall be submitted for review and approval prior to obtaining a building permit.

As of this writing, the required Major Amendment to a Planned Commercial Development sign has not been posted on the property and the receipts from the required certified mailings have not been returned. The applicant requests that this application be continued to the November 23, 2005 Planning Commission meeting to allow the sign to be posted and the certified letters to be sent. As such, staff recommends that this application for a Major Amendment to a Planned Commercial Development be continued to the November 23, 2005 Planning Commission meeting.