

STAFF REPORT
November 23, 2005

No. 05PD072 - Planned Commercial Development - Initial and Final Development Plan

ITEM 42

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Williams & Associates
REQUEST	No. 05PD072 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1B, North 80 Subdivision, located in Government Lot 2, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .879 acres
LOCATION	330 East Stumer Road
EXISTING ZONING	Office Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Office Commercial District
South:	Office Commercial District
East:	Office Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/28/2005
REVIEWED BY	Karen Bulman / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be approved with the following stipulations:

1. A Building Permit shall be obtained prior to construction and an Occupancy Permit shall be obtained prior to occupancy;
2. All provisions of Section 17.50.270, the Parking Regulations of the Rapid City Municipal Code shall be continually met;
3. All requirements of the 2003 International Fire Code shall be continually met;
4. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met and be maintained in a live vegetative state and replaced as necessary;
5. Prior to Planning Commission approval, a site plan elevation showing the dumpster screened on all sides with a five foot screening fence shall be submitted for review and approval;
6. The building materials shall consist of lap siding in earth tones with stone or brick

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- accents and asphalt earth tone shingles as per the submitted elevations;
7. Prior to obtaining a building permit, the FDC shall be relocated to the southeast corner area of the structure or an additional fire hydrant shall be located near the identified FDC;
8. Prior to obtaining a building permit, all red line comments shall be revised and submitted for review and approval, and the red line drawings returned to the Growth Management Office;
9. Prior to Planning Commission approval, a sign package shall be submitted for review and approval, or the submittal of a Major Amendment to the Planned Commercial Development will be required when a sign package is proposed;
10. A 40 square foot wall sign and a 40 square foot ground sign may be located on site. Prior to Planning Commission approval, the final location of the ground sign shall be submitted and approved. A Major Amendment shall be obtained prior to the location of any additional signage on the site;
11. A sign permit shall be obtained prior to installation of any sign;
12. All site lighting shall be directed away from the adjacent rights-of-way and adjacent properties;
13. Prior to obtaining a building permit, all plans shall be prepared and stamped by a registered architect or engineer as per South Dakota Codified Law 36-18A; and,
14. The Planned Residential Development approval shall expire two years from the date upon which it becomes effective if no work has commenced, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The subject property is located at 330 East Stumer Road. Property located north, east and south of the subject property is zoned Office Commercial District. Property located west of the subject property is zoned General Agriculture District. The subject property is adjacent to an existing dental office located south of the subject property. The property is a flagpole lot, allowing access from Stumer Road to the subject property.

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

Parking: The subject property is to be used as a medical clinic. The Rapid City Municipal Code requires that 30 off-street parking stalls be provided for the proposed development. The applicant's site plan identifies the provision of a total of 34 off-street parking spaces with two being handicapped accessible. The proposed parking plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code. All lighting in the parking lots shall be directed away from adjacent rights-of-way and adjacent properties.

Landscaping: The adopted Landscaping Regulations require that a total of 31,647 landscaping points be provided based on the proposed development plan. The applicant's landscaping plan indicates a total of 41,008 landscaping points will be provided. The Landscaping Regulations of the Rapid City Municipal Code state that all landscaping shall be maintained in a live vegetative state and replaced as necessary. The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Permits: Prior to construction, a building permit shall be obtained and prior to occupancy, an

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occupancy permit shall be obtained. All plans shall be stamped by a registered professional engineer or architect.

Fire Code: All requirements of the 2003 International Fire Code must be continually met. The plans indicate that the building will be fully fire sprinklered. The Fire Department Connection is shown at the northwest corner of the structure. However, the fire hydrant is shown at the southeast corner of the structure. The Fire Department Connection needs to be relocated to the southeast corner so as to be near the fire hydrant, or an additional fire hydrant shall be located near the Fire Department Connection at the northwest corner of the structure.

Design features: The building materials will include lap siding in earth tones with stone or brick accents as per the submitted elevations. In addition, the roof will be asphalt shingles in earth tone colors.

Dumpster: The applicant's site plan indicates a dumpster location on the west side of the building in conjunction with the property owner south of the subject property. The dumpster shall be screened on all sides with a five foot screening fence. An elevation of the proposed dumpster screening shall be submitted for review and approval prior to Planning Commission approval.

Red line comments: Staff has made several red line comments on the submitted site plans regarding drainage calculations, construction easements, access easements, and labeling. These comments need to be revised prior to obtaining a building permit and the red line comments returned to the Growth Management Office.

Signage: The applicant has submitted an elevation to construct a proposed ground sign to be located either at the entrance to the parking lot on the southeast corner of the lot or at the western boundary of their property. In addition, a wall sign is proposed to be located on the west face of the building. Based on the Sign Code, a total of 40 square feet can be utilized for a wall sign and 40 square feet for a ground sign. Prior to Planning Commission approval, the final location of the ground sign shall be submitted and approved. A Major Amendment shall be obtained prior to the location of any additional signage on the site.

As of this writing, the required Planned Commercial Development sign has been posted on the property but the receipts from the required certified mailings have not been returned. Staff will notify the Planning Commission on November 23, 2005 if this requirement has not been met.