

STAFF REPORT  
January 26, 2006

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**No. 05PD091 - Major Amendment to a Planned Commercial Development** **ITEM 36**

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for CSU Properties
REQUEST	<b>No. 05PD091 - Major Amendment to a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Professional Plaza Subdivision, Section 36, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.12 acres
LOCATION	550 North 5th Street
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/28/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the February 9, 2006 Planning Commission meeting.

GENERAL COMMENTS: A Planned Commercial Development - Initial and Final Development Plan to construct a 12,276 square foot office building on the subject property was approved by the Planning Commission on March 27, 2003 with 18 stipulations. Those stipulations were:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, the applicant shall provide construction plans for the installation of required barriers or guardrails for any pedestrian walkways adjacent to walls and grade changes of more than 30 inches;
2. Prior to issuance of a Certificate of Occupancy, the applicant shall complete and file any additional utility easements necessary for constructing, accessing and maintaining public infrastructure;

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Fire Department Recommendations:

3. All Uniform Fire Codes must be continually met;
4. Prior to issuance of a Certificate of Occupancy, the facility(s) addresses shall be posted. Said numbers shall be a minimum of twelve inches in height and displayed on a contrasting background;
5. All access, turnarounds and parking areas shall comply with all requirements of the Uniform Fire Code and the Rapid City Street Design Criteria Manual;
6. Prior to issuance of a Building Permit for the proposed parking area, the Fire Department shall have reviewed and approved plans to ensure that adequate emergency vehicle access and circulation is being provided;
7. Prior to issuance of a Building Permit, the applicant shall submit building plans showing the provision of a fire sprinkler system throughout the proposed structure;

Building Inspection Division Recommendations:

8. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

Urban Planning Division Recommendations:

9. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met;
10. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met;
11. The use of the structures shall be limited to those uses permitted in the Office Commercial District. Additional uses such as those allowed as a Use on Review in the Office Commercial Zoning District may be allowed with the approval of a Major Amendment to this Planned Commercial Development;
12. All signs shall conform to the design and location as shown in the sign package submitted as part of the Planned Commercial Development. A minimal amendment may be reviewed and approved by the Planning Director for any changes to the sign package that are deemed insignificant and continue to comply with all requirements of the Sign Code;
13. All provisions of the Sign Code shall be continually met;
14. 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;
15. All lighting, excluding street lighting, shall be directed to reflect away from the adjacent residential development, and shall be situated to not reflect directly onto any public rights-of-way creating a traffic hazard;
16. The proposed structures shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development;
17. Prior to Planning Commission approval of the Initial and Final Development Plan, the applicant shall provide written documentation from the affected utility companies identifying that they have reviewed and approved the miscellaneous document dedicating the utility easement(s) necessary for the relocation of existing utilities and installation of future utilities; and,

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18. Prior to Planning Commission approval of the Initial and Final Development Plan, the applicant shall file a miscellaneous document with the Pennington County Register of Deeds dedicating utility easement(s) necessary for the relocation of existing utilities and installation of future utilities. In addition, the miscellaneous document shall include temporary utility easement(s) for the existing utilities until the necessary utility relocations have been completed. The applicant shall provide a copy of the filed document to the Rapid City Planning Department.

The applicant has submitted this Major Amendment to a Planned Commercial Development for a re-location of the dumpster and for the addition of a waterfall feature on the northwest corner of the property. The developed property is located southeast of the intersection of Fifth Street and North Street.

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

Landscaping: The site plan submitted with this request indicated that 30,000 landscaping points were required on site. A second site plan submitted depicted landscaping on the property, but did not indicate the required number of points. The Landscaping Ordinance also requires that fifty percent of the required landscaping must be within twenty feet of the parking area, that landscaping islands must be provided at a ratio of one island for every fifty parking spaces and that landscaping must be provided along the north, south and east sides of the property to provide a buffer to the adjacent residential properties. Staff is requesting that the applicant submit a revised landscaping plan that complies with all the requirements of the Landscaping Ordinance.

Parking Lot: The site plan submitted with this request indicated that 60 parking stalls were required and located on the property, with three of them being handicap accessible parking stalls including one van-accessible stall. However, the site plan was not clear and staff could not verify the location of the stalls. In addition, the applicant has relocated the dumpster within the parking lot. As such, there may be a potential loss of parking spaces due to this relocation. Prior to Planning Commission approval, a revised and legible parking plan must be submitted for review and approval.

Dumpster: Elevations of the fence to screen the dumpster have not been provided to date. Prior to approval by the Planning Commission, elevations indicating the materials and dimensions of the screened fencing around the dumpster must be provided.

Waterfall feature: The site plan submitted does not indicate the dimensions of the waterfall, but does indicate that the waterfall feature is partially located within a right-of-way. The waterfall feature should be removed from the right-of-way or a request must be submitted to the City Council to allow a structure in the right-of-way. Prior to approval by the Planning Commission, a revised site plan must be submitted for review and approval showing the location of the waterfall feature. In addition, an elevation of the waterfall feature must be submitted indicating the dimensions of the feature as well as a description of the waterfall feature.

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Additional changes: The applicant has indicated that additional signs may be placed on the property. Any additional changes to the Planned Commercial Development must be submitted for review and approval by the Planning Commission. In addition, all site plans must be stamped by a registered engineer or architect.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 26, 2006 Planning Commission meeting if these requirements have not been met. Staff has received one inquiry and one objection regarding the proposed amendment at the time of this writing.

Staff is recommending that the Major Amendment to a Planned Commercial Development be continued to the February 9, 2006 Planning Commission meeting to allow the applicant to submit the revised information.