

STAFF REPORT
February 23, 2006

No. 06PD004 - Major Amendment to a Planned Residential Development **ITEM 40**

GENERAL INFORMATION:

PETITIONER	TSP, Inc. for Calvary Lutheran Church
REQUEST	No. 06PD004 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 2, Calvary Lutheran Church Subdivision, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.81 acres
LOCATION	5275 Sheridan Lake Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	General Commercial District (Planned Commercial Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/26/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
3. A sign permit shall be obtained prior to construction of any signage;
4. An air quality permit shall be obtained prior to construction;
5. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
6. The lighting plan shall continually comply with all requirements of the Zoning Ordinance and the approved lighting plan;

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7. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
8. Fire hydrants shall be required to be installed and operational prior to any building construction;
9. All applicable provisions of the International Fire Code shall be continually met;
10. All construction shall comply with the approved building elevations;
11. The subject property shall be used as a church. Any other use shall require a Major Amendment to the Planned Residential Development; and,
12. The Major Amendment to the Planned Residential Development shall expire if the use has not commenced 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 applicant has submitted a Major Amendment to the Planned Residential Development. In particular, the applicant is proposing to reduce the size of the structure, reduce the amount of parking and reduce the amount of landscaping approved as part of the Final Residential Development Plan.

On June 7, 1999, City Council approved a Planned Residential Development and a Layout Plat for the subject property to allow the construction of ten single family residences and 23 townhomes. Two separate Layout Plats were approved for the site on June 7, 1999 and November 6, 2000, respectively. However, two subsequent Preliminary and Final Plat(s) applications were denied without prejudice.

On September 25, 2003, the Planning Commission approved an Initial Residential Development Plan to allow a church and accessory use(s) on the subject property.

On March 25, 2004, the Planning Commission approved a Final Residential Development Plan to allow a church to be constructed on the subject property.

On April 5, 2004, City Council approved a Layout and Preliminary Plat and a Variance to the Subdivision Regulations for the subject property.

On July 2, 2004, a Final Plat was approved for the subject property.

The property is located approximately 230 feet north of the Catron Boulevard/Sheridan Lake Road intersection on the west side of Sheridan Lake Road. The subject property is currently void of any structural development.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned development amendments identified in Section 17.50.070 of the Rapid City Municipal Code.

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

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Sign Permit: Staff noted that a sign permit must be obtained prior to construction of any signage.

Air Quality Permit: Staff noted that an air quality permit must be obtained prior to any construction.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements as per Section 17.10.050 of the Rapid City Municipal Code.

Building Height: Staff noted that the applicant's plans meet all the building height requirements as per Section 17.10.060 and Section 17.50.260 (C) of the Rapid City Municipal Code.

Parking: The proposed plan will provide seating for 396 within the worship area. The Parking Regulations requires that a minimum of 99 parking spaces be provided. The applicant is proposing to provide 199 parking spaces. As such, six of the parking spaces must be handicap accessible. The applicant's site plan identifies that seven handicap parking spaces are being provided. As noted above, the applicant's site plan identifies that 199 parking spaces are being provided. Staff is recommending that the parking lot be constructed and maintained in compliance with the parking plan submitted as a part of this Major Amendment to a Planned Residential Development.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. The lighting shall be arranged so as to provide security and to reflect light toward the parking areas. The proposed lighting plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted shows 261,985 landscaping points provided which exceeds the 224,775 points required. However, the points provided are less than originally reviewed and approved on the Final Residential Development Plan. The landscape plan shows that a minimum of fifty percent of the landscaping will be located within twenty feet of the parking lot. Adequate buffering of adjacent lots and landscape coverage within the parking lot is still provided even with the reduction of landscape material. The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Fire Safety: Staff noted that fire hydrants shall be required to be installed and operational prior to any building construction. Staff noted that the minimum fire flow and flow duration for buildings other than one and two family dwellings shall be as specified in Table B105.1 of the 2003 International Fire Code. Staff noted the proposed structures shall be fully fire sprinkled and fire alarmed/detected as per the 2003 International fire Code. Staff also noted that Fire Department apparatus access shall be in compliance with the 2003 International Fire Code.

Notification Requirement: As of this writing, the green cards from the required notification of surrounding property owners have not been returned. The sign has been posted on the

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property. Staff will notify the Planning Commission at the February 23, 2006 Planning Commission meeting if the mailing notification requirement has not be completed. Staff has received one inquiry but no objections regarding the proposed Major Amendment to the Planned Residential Development at the time of this writing.

Staff is recommending approval of the Major Amendment to a Planned Residential Development with the above stated stipulations.