

STAFF REPORT
March 23, 2006

No. 06PD011 - Major Amendment to a Planned Commercial Development to allow a coffee kiosk, pharmacy and Post Office outlet **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Don Turner
REQUEST	No. 06PD011 - Major Amendment to a Planned Commercial Development to allow a coffee kiosk, pharmacy and Post Office outlet
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 1, Big Sky Business Park, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.77 acres
LOCATION	747 Timmons Boulevard
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	No Use District
East:	Office Commercial District (Planned Commercial Development)
West:	Light Industrial District - General Agriculture District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to allow a coffee kiosk, pharmacy and Post Office outlet be approved with the following stipulations:

1. Prior to approval by Planning Commission, a revised site plan showing the one employee parking space and the two parking spaces on the west end of the coffee kiosk removed shall be submitted for review and approval;
2. Prior to approval by Planning Commission, a revised set of site plans stamped and signed by a Profession Engineer shall be submitted for review and approval;
3. Prior to installation of the sign, a Sign Permit shall be obtained;
4. The sign shall comply architecturally with the design plans as submitted with this application;

STAFF REPORT
March 23, 2006

No. 06PD011 - Major Amendment to a Planned Commercial Development to allow a coffee kiosk, pharmacy and Post Office outlet **ITEM 17**

5. A minimum of 96,030 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced when necessary;
6. No flashing or electronic motion signs shall be allowed with out approval of the Planning Commission;
7. A minimum of 128 parking spaces shall be provided with five handicap accessible spaces. Two handicap space shall be "van" accessible. In addition, three stacking lanes and one service space shall be provided for the coffee kiosk drive through window. All provisions of the Off-Street Parking Ordinance shall be continually met; and,
8. Prior to approval by Planning Commission, a sign package for the post office substation and the coffee kiosk shall be submitted for review and approval.

GENERAL COMMENTS: The subject property is located west of Timmons Boulevard and east of Elk Vale Road between Berniece Street and Homestead Street. On July 21, 2005 the Planning Commission approved a Planned Commercial Development (05PD039) to allow the construction of a grocery store with an on-sale liquor establishment.

The applicant is requesting a Major Amendment to the Planned Commercial development to allow a pharmacy, post office substation and a coffee kiosk in addition to the approved grocery store and on-sale liquor establishment.

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

Building Permit: Staff noted that a building permit must be obtained prior to the initiation of construction.

Landscaping: The landscaping plan meets or exceeds the required landscaping.

Parking: Staff has reviewed the request and noted that 129 off-street parking stalls with five being handicapped accessible must be provided. Three stacking lane spaces are also required for the coffee kiosk. The submitted site plan shows the required three stacking lane spaces and one service lane as required by the 17.50.270 of the Rapid City Municipal Code. Staff noted that the several parking stalls as proposed on the site plan as submitted do not meet the requirements of 17.50.270 of the Rapid City Municipal Code. As such, staff recommends that the site plan be revised removing the one employee parking space for the coffee kiosk and removing the two spaces on the eastern end of the coffee kiosk as they will impede the flow of traffic in the area of the coffee kiosk. Staff also noted that the site plans were not sealed by a professional engineer. Prior to approval by the Planning Commission a revised set of site plans stamped by a registered engineer shall be submitted for review and approval.

The applicant's site plan shows 134 parking spaces provide with six being handicap accessible and two van accessible spaces.

STAFF REPORT
March 23, 2006

No. 06PD011 - Major Amendment to a Planned Commercial Development to allow a coffee kiosk, pharmacy and Post Office outlet **ITEM 17**

Setbacks: The proposed coffee kiosk is set back 180 feet from the front of the property line along Timmons Boulevard. The submitted site plan shows that the proposed structure will be setback 42 feet from the south property line, 124 feet from the north property line and with a 60 feet rear yard setback. The proposed setbacks are in compliance with the zoning regulations.

Coffee Kiosk: The coffee kiosk is a 10 foot by 20 foot building constructed of nine inch logs. The structure is to be placed in the south parking lot. One service parking space and three stacking lane spaces running west to east along the south side of the coffee kiosk will be provided. The lanes will measure nine feet in width, 23 feet in length and will be arranged end to end. Staff noted that several of the proposed parking stalls do not meet the requirements of 17.50.270 of the Rapid City Municipal Code. As such, staff recommends that the site plan be revised removing the one employee parking space as identified for the coffee kiosk. Also the two parking spaces on the east end of the coffee kiosk will need to be removed as they will impede the flow of traffic in the vicinity of the coffee kiosk.

Signage: The subject property has two frontages with 375 linear feet of street frontage along Timmons Boulevard and 375 linear feet of street frontage along Elk Vale Road. The total street frontage of the subject property is 750 feet. This would allow a total of 1,500 square feet of signage on the subject property. Currently the applicant has approximately 822 square feet of signage on the building. The applicant has proposed to construct a three foot six inch by ten foot wall sign for the Medicap Pharmacy. The sign will be a wall mounted sign measuring three foot six inches by ten feet, with internal illumination. The sign will identify the MEDICAP Pharmacy. The proposed sign will incorporate approximately 36 square feet of usable advertising area. The sign dimensions comply with the minimum size requirements as approved by Planning Commission on July 21, 2005, (05PD039).

Staff noted that the applicant did not submit any information regarding the size or location of any additional signage for the post office substation or the coffee kiosk. Prior to Planning Commission approval, the applicant must submit a detailed sign package including the size and location of any ground and wall signs. Staff recommends that no off-premises, flashing or electronic motion signs be permitted.

Site Plan Revisions: Staff noted that the several parking stalls as proposed on the site plan as submitted do not meet the requirements of 17.50.270 of the Rapid City Municipal Code. As such, staff recommends that the site plan be revised removing the one employee parking space for the coffee kiosk and removing the two spaces on the eastern end of the coffee kiosk as they will impede the flow of traffic in the area of the coffee kiosk. Staff also noted that the site plans were not sealed by a professional engineer. Prior to approval by the Planning Commission a revised set of site plans stamped by a registered engineer shall be submitted for review and approval.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. The sign has been posted on the property as required. Staff will notify the Planning

STAFF REPORT
March 23, 2006

No. 06PD011 - Major Amendment to a Planned Commercial Development to allow a coffee kiosk, pharmacy and Post Office outlet **ITEM 17**

Commission at the November 23, 2005 Planning Commission meeting if the certified mailings have not been completed. Staff has not received any calls or inquires regarding this proposal.

Staff recommends the Major Amendment to a Planned Commercial Development to allow a pharmacy, post office substaion and a coffee kiosk be continued to the April 6, 2006 Planning Commission to allow the applicant time to submit additional information.