

STAFF REPORT
April 6, 2006

No. 06PD012 - Major Amendment to a Planned Commercial Development **ITEM 21**

GENERAL INFORMATION:

PETITIONER	Scull Construction
REQUEST	No. 06PD012 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Lot K, and Lot 1 of Lot J of Harter Addition; and Lot B of Donhiser Addition, located in the NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .25 acres
LOCATION	624 Sheridan Lake Road
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	Office Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development)
West:	No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/6/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. A Building Permit must be obtained for interior tenant finish, and a Certificate of Occupancy must be obtained prior to occupying the building;
2. Any additional signage must meet all Sign Code regulations and will require a Major Amendment to the Planned Commercial Development;
3. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;

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5. All applicable provisions of the International Fire Codes shall be continually met;
6. Any change in use will require a Major Amendment to a Planned Commercial Development;
7. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties; and,
8. The Major Amendment to a 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.

GENERAL COMMENTS: The subject property is located east of Sheridan Lake Road between Canyon Lake Drive and West Main Street.

On February 15, 1993 the City Council approved with stipulations a Planned Unit Development (#1151) on the subject property allowing medical/dental office buildings in conjunction with residential uses on the subject property.

On September 1, 2005 the Planning Commission approved with stipulations a Major Amendment to a Planned Commercial Development (05PD048) on the subject property to allow the construction of an office building.

On January 5, 2006 the Planning Commission approved with stipulations a Major Amendment to a Planned Commercial Development (05PD081) on the subject property to revise the approved signage.

The applicant is now requesting a Major Amendment to a Planned Commercial Development to construct a fitness center in approximately 2,044 square feet of the 4,500 square foot office building previously approved by the Planning Commission as a Major Amendment to a Planned Commercial Development on September 1, 2005.

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

Building Permit: Staff noted that a Building Permit must be obtained for interior tenant finish, and that a Certificate of Occupancy must be obtained prior to occupying the building.

Design Features: The structure is stucco and brick with a blue steel standing seam roof to match the other commercial buildings located south of Clower Lane.

Signage: Staff noted that a Major Amendment to a Planned Commercial Development was approved on January 5, 2006 to revise the approved signage. Staff also noted that any additional signage must meet all Sign Code regulations and will require a Major Amendment to a Planned Commercial Development.

Lighting: The applicant's site plan shows exterior lighting to be located on the exterior walls of the proposed structure. All site lighting shall be directed away from the adjacent rights-of-way and residential properties.

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Landscaping: Staff noted that a minimum of 16,235 landscaping points are required for this Planned Commercial Development. The applicant is proposing to provide 16,260 landscaping points. The landscape plan meets all the requirements of Section 17.50.300 of the Rapid City Municipal Code.

Parking Plan: The Rapid City Municipal Code requires that 27 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 31 off-street parking stalls with two being handicapped accessible and one of those being "van accessible". The proposed parking plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Fire Safety: Staff noted that the tenant space will require no fire sprinklers if occupancy load is less than 300 people. If the occupancy load is over 300 people then the structure is required to be sprinklered as per use.

Engineering: Staff noted that site, grading, and storm sewer improvements have been previously completed.

Notification: As of this writing, the required sign has been posted on the property but the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the April 6, 2006 Planning Commission meeting if this requirement has not been met.

Staff recommends approval of the Major Amendment to a Planned Commercial Development with the above stated stipulations.