

STAFF REPORT
April 20, 2006

No. 06PD015 - Planned Commercial Development - Initial Development Plan ITEM 21

GENERAL INFORMATION:

PETITIONER	Bank West, Inc.
REQUEST	No. 06PD015 - Planned Commercial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1A of Block 1, Stoney Creek South Subdivision, located in the NW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.6 acres
LOCATION	5550 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/22/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial Development Plan 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. Upon submittal of a Final Commercial Development Plan application, the applicant shall submit a copy of a recorded permanent access easement in lieu of a temporary access easement to serve as access to the subject property as the easement extends across portions of Lot 1B, Lot 2 and Lot 7;
3. Upon submittal of a Final Commercial Development Plan application, geotechnical information including pavement design shall be submitted for review and approval;
4. Upon submittal of a Final Commercial Development Plan application, a water and sewer plan prepared by a Professional Engineer shall be submitted for review and approval. In addition, the applicant shall demonstrate that adequate domestic water and fire flows are

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- being provided;
5. Upon submittal of a Final Commercial Development Plan application, a grading plan shall be submitted for review and approval;
 6. Upon submittal of a Final Commercial Development Plan application, a drainage plan as well as an erosion and sediment control plan shall be submitted for review and approval. In particular, the drainage plan shall incorporate the local and regional facilities in order to determine if detention of flows to pre-developed flow rates is required. The drainage plan shall also demonstrate how run-off from this lot will be discharged or routed to show that the adjacent property will not be impacted under the design flows. In addition, the plans shall show how erosion will be controlled for flows from the paved areas and demonstrate where the flows will enter the existing storm drainage system;
 7. Upon submittal of a Final Commercial Development Plan application, a complete landscaping plan shall be submitted for review and approval identifying specific plant material. In particular, the landscaping plan shall comply with all requirements of the Zoning Ordinance;
 8. Upon submittal of a Final Commercial Development Plan application, a complete sign package, including any proposed signage on the building and direction signs within the parking lot, shall be submitted for review and approval;
 9. Upon submittal of a Final Commercial Development Plan application, a complete lighting package identifying the design of the proposed lighting shall be submitted for review and approval. In addition, the lighting shall be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
 10. Upon submittal of a Final Commercial Development Plan application, the location and size of the dumpsters shall be submitted for review and approval. In addition, the dumpsters shall be screened;
 11. Upon submittal of a Final Commercial Development Plan application, a color palette for the proposed building shall be submitted for review and approval;
 12. Upon submittal of a Final Commercial Development Plan application, the location, size and noise rating of any exterior air handling equipment shall be submitted for review and approval. In addition, the equipment shall be screened from all adjacent properties, including rooftop facilities;
 13. The International Fire Code shall be continually met. In particular, fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In particular, on-site fire hydrants shall be provided as needed. In addition, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. The proposed structure shall be fully fire sprinkled and fire alarmed as per the 2003 International Fire Code;
 14. All provisions of the Office Commercial District shall be met unless otherwise specifically authorized as a stipulation of the Final Commercial Development Plan application or a subsequent Major Amendment; and,
 15. The proposed structure shall be used as a bank unless otherwise specifically authorized as a stipulation of the Final Commercial Development Plan application or a subsequent Major Amendment.

GENERAL COMMENTS:

The applicant has submitted an Initial Commercial Development Plan to allow an

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approximate 9,675 square foot bank with four drive thru lanes to be located on the subject property.

The property is located in the southeast corner of the intersection of Sheridan Lake Road and Catron Boulevard. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial Commercial Development Plan and has noted the following considerations:

Design Features: The elevations of the proposed bank identify that the structure will be one story with a varied roof design. The building will be constructed with brick and stone masonry and the roof will have asphalt shingles. To date, a color scheme for the building has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Commercial Development Plan, a color palette must be submitted for review and approval.

Parking: The site plan identifies the bank as a 9,675 square foot building requiring that a minimum of 42 parking spaces be provided. In addition, two of the spaces must be handicap accessible with one of the handicap spaces being "van accessible". In addition, three stacking spaces must be provided for each of the drive thru lanes. The applicant's site plan identifies 52 parking spaces with three of the spaces being handicap accessible and one of the handicap spaces being "van accessible". In addition three stacking spaces are being provided for each of the drive thru lanes. This meets the minimum parking requirements of the Parking Regulations. As such, staff is recommending that upon submittal of a Final Commercial Development Plan, the parking plan continue to meet the minimum requirements as identified.

Landscaping Plan: To date, a landscaping plan has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, a complete landscaping plan be submitted for review and approval identifying specific plant material. In particular, the landscaping plan must comply with all requirements of the Zoning Ordinance.

Lighting Plan: The site plan identifies lighting within the parking area. However, to date the design of the proposed lighting has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, a complete lighting package identifying the design of the proposed lighting be submitted for review and approval. In addition, the lighting must be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

Sign Package: The site plan identifies a monument sign to be located in the northwest corner of the subject property. To date, a complete sign package has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, a complete sign package, including any proposed signage on the building and direction signs within the parking lot, be submitted for review and approval.

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Access Easement: The applicant has submitted a copy of a temporary access easement creating a 26 foot wide access easement from Sheridan Lake Road across Lot 1B and Lot 2, two adjacent properties, to serve as access to the subject property. In addition, the access easement extends east and west along the common lot line of the subject property and Lots 1B and 7 to provide internal circulation between the lots. The City Attorney's Office has reviewed the document and has noted that the access easement will lapse and be null and void unless a permanent easement is filed within two years. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, the applicant submit a copy of a recorded permanent access easement to serve as access to the subject property as the easement.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). The Fire Department has also indicated that prior to issuance of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, the proposed structure must be fully fire sprinkled and fire alarmed as per the 2003 International Fire Code. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 20, 2006 Planning Commission meeting if these requirements have not been met.

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