

STAFF REPORT
May 4, 2006

No. 06PD018 - Planned Commercial Development - Initial and Final Development Plan **ITEM 35**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers, Inc. for Tom Collins
REQUEST	No. 06PD018 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	The south 237 feet of Lot 5 of the NW1/4 NE1/4, Harter Subdivision, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .46 acres
LOCATION	2326 Canyon Lake Drive
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	4/6/2006
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be approved with the following stipulations:

1. Prior to Planning Commission approval, a revised set of site plans stamped and signed by a Professional Engineer shall be submitted for review and approval;
2. Any additional signage must meet all Sign Code regulations and will require a Major Amendment to the Planned Commercial Development;
3. A minimum of 15,200 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;
4. A minimum of 17 parking spaces shall be provided with one handicap van accessible space being provided. All provisions of the Off-Street Parking Ordinance shall be continually met;
5. Prior to the start of construction a Building Permit shall be obtained:

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6. A minimum 13 foot side yard setback shall be provided along the east side property line;
7. All provisions of the Office Commercial District shall be met unless otherwise specifically authorized as a stipulation of the Initial and Final Planned Commercial Development or a subsequent Major Amendment;
8. All Uniform Fire Codes shall be met;
10. The proposed structures shall conform architecturally to the proposed elevations, design plans and color scheme submitted as part of this Initial and Final Planned Commercial Development;
11. Prior to Planning Commission approval, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Growth Management Department;
12. Prior to Planning Commission approval, a revised grading and erosion control plan showing more spot elevations or contours to demonstrate that the grading will not have an adverse effect on the adjacent lot shall be submitted for review and approval;
13. Prior to Planning Commission approval, the applicant shall provide a revised drainage plan, clarifying how runoff from the lot will be discharged or routed to show that the adjacent property will not be impacted under the design flow. In addition, drainage calculations demonstrating that discharge from the site facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided as necessary;
14. Prior to Planning Commission approval, a revised site plan showing that the approach has been moved to meet the 35 foot distance requirement or an Exception to the Street Design Criteria Manual shall be obtained;
15. Prior to the issuance of a grading or building permit, information shall be provided that documents that the property is located outside of the flood plain or a Flood Development Permit shall be obtained;
16. The Planned Commercial Development shall allow for the construction of an office complex on the property; and,
17. 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 two years.

GENERAL COMMENTS: The subject property is located in the south 237 feet of Lot 5 of the NW1/4 NE1/4, Harter Subdivision, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. The property is more generally described as 2326 Canyon Lake Drive. The applicant is proposing to construct an office building and make improvements to the public utilities and Harter Drive as it abuts the subject property.

On October 3, 2005 the City Council approved an amendment to the Comprehensive Plan to change the Future Land Used from Medium Density Residential to Office Commercial with a Planned Development Designation file number (05CA00) and approved a Rezoning request file number (#05RZ052) to change the property from Medium Density Residential to Office Commercial.

The applicant has also submitted an SDCL 11-6-19 Review to allow public improvements in a public right-of-way. (See companion item # 06SV030).

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

Site Plan: Staff noted that the site plans as submitted are not stamped and signed by a Professional Engineer. As such prior to approval by the Planning Commission, a set of site plans stamped and signed by a Professional Engineer shall be submitted for review and approval.

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

Landscaping: Staff noted that a minimum of 15,200 landscaping points are required for this Planned Commercial Development. The applicant is proposing to provide 18,058 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 17 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 18 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.

Setbacks: The applicant is requesting a reduction in the side yard set back from 25 feet to 13 feet on the east side of the property to facilitate the placement of the office structure on the narrow lot. The property abuts the Dakota Drive Apartments parking lot. A six foot privacy fence and a mature hedge currently screen the property for the parking lot. As such, staff recommends that the reduction of the side yard set back from 25 feet to 13 feet to accommodate the narrow lot be approved.

Signage: Staff noted that the applicant submitted general information regarding the size and location of signage for the proposed site. As such, prior to Planning Commission approval, the applicant must submit a detailed sign package including the size and location of any ground and wall signs or if signage is not required at this time any future signage will require a Major Amendment to The Planned Commercial Development.

Design Features: The applicant submitted elevations of the proposed building. The building will be of stick built construction and will have an exterior finish of steel or wooden siding, wood, glass, block, brick, stone, stucco, or synthetic stucco. Exterior colors are to be natural or neutral in tones and may include black and white.

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

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Grading: Staff noted that grading along the northerly side of the lot may direct drainage onto the adjacent lot. As such, prior to Planning Commission approval, a revised grading and erosion control plan showing more spot elevations or contours to demonstrate that the site grading will not have an adverse effect on the adjacent lot shall be submitted for review and approval.

If fill is required along the northerly side of the subject property the applicant shall provide information showing that the adjacent property will not be impacted under the design flow and if fill is being placed on the adjacent property, the applicant must provide evidence of easement or agreement with adjacent property owner.

Drainage: Staff noted that additional drainage calculations were need for the proposed site. As such, prior to Planning Commission approval, the applicant shall provide a revised drainage plan clarifying how runoff from the lot will be discharged or routed to demonstrate that the adjacent property will not be impacted under the design flow. In addition, drainage calculations demonstrating that discharge from the site facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided as necessary.

Approaches: Staff noted that the distance between the approaches is less than the 35 feet required by the Street Design Criteria Manual. As such, prior to Planning Commission approval, a revised site plan showing that the approach has been moved to meet the 35 foot distance requirement or an Exception to the Street Design Criteria Manual shall be obtained.

Flood Plain: The property is located in close proximity to the Rapid Creek Flood Plain. Prior to the issuance of a grading or building permit, information shall be provided that documents that the property is located outside of the flood plain or a Flood Development Permit shall be obtained.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. The sign has not been posted on the property as required. Staff will notify the Planning Commission at the May 4, 2006 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 Initial and Final Planned Commercial Development to allow an office complex on the proposed property be approved with the above stated stipulations.