

STAFF REPORT  
May 25, 2006

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**No. 06PD025 - Planned Commercial Development - Initial and Final  
Development Plan**

**ITEM 29**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for William Donhiser
REQUEST	<b>No. 06PD025 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 2 and 3 of Block 1, Stoney Creek South Subdivision, located in the NW1/4 SW1/4 SW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.192 acres
LOCATION	At the southwest corner of the intersection of Sheridan Lake Road and Catron Boulevard
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:	Low Density Residential District (Planned Development Designation)
West:	Low Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/28/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Final Commercial Development Plan be denied without prejudice and that the Initial Commercial Development Plan be approved with the following stipulations:

1. Prior to issuance of a Building Permit, a Final Commercial Development Plan shall be reviewed and approved;
2. Upon submittal of a Final Commercial Development Plan application, the site plan shall be revised to align the western approach along the access easement with the approach located directly north of the subject property;

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3. Upon submittal of a Final Commercial Development Plan application, the site plan shall be revised relocating the stacking aisle to the proposed drive thru window so that it does not run parallel with the access easement;
4. Upon submittal of a Final Commercial Development Plan application, the southern approach along Sheridan Lake Road shall be reduced to 28 feet in width as per the Street Design Criteria Manual or an Exception shall be obtained;
5. Upon submittal of a Final Commercial Development Plan application, the site plan shall be revised relocating the dumpsters from the access aisle located along the east side of the two buildings or the access aisle shall be revised to provide a minimum 20 foot wide clear lane along the entire length of the drive;
6. Upon submittal of a Final Commercial Development Plan application, elevations showing screening around the dumpsters shall be submitted for review and approval;
7. Upon submittal of a Final Commercial Development Plan application, design plans for retaining walls four feet or greater in height shall be submitted for review and approval. In addition, the retaining walls shall be designed by a South Dakota Professional Registered Engineer;
8. Upon submittal of a Final Commercial Development Plan application, the location, size and noise rating of any exterior air handling equipment and all roof-top mechanical equipment shall be submitted for review and approval. In addition, the equipment shall be screened from all adjacent properties;
9. Upon submittal of a Final Commercial Development Plan application, geotechnical information addressing fill to be placed on the site and pavement design shall be submitted for review and approval;
10. Upon submittal of a Final Commercial Development Plan application, water plans showing the location of fire hydrants, fire and water service lines, including the size of the proposed lines shall be submitted for review and approval;
11. Upon submittal of a Final Commercial Development Plan application, sewer plans showing the extension of site sanitary sewer mains, manholes and service lines shall be submitted for review and approval;
12. Upon submittal of a Final Commercial Development Plan application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall 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 explicit approval of the adjacent property owner shall be obtained for continued discharge of the existing and any future flows over and across the adjacent property. The design of the riprap design, showing the dimensions of riprap at the end of the pipes, shall also be submitted for review and approval;
13. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
14. 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;
15. Upon submittal of a Final Commercial Development Plan application, a list of building materials and the color palette for the proposed structures shall be submitted for review

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- and approval;
16. Upon submittal of a Final Commercial Development Plan application, the specific proposed use(s) and the gross feet gross floor area for each use within the structure(s) shall be identified. In addition, the parking plan shall be revised as needed to provide parking for the proposed use(s);
  17. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. The lighting for the sign(s) shall be designed to preclude reflection on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
  18. 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(s) shall be fully fire sprinkled and fire alarmed as per the 2003 International Fire Code;
  19. Prior to issuance of a building permit, the applicant shall sign a developmental lot agreement for the two lots or the property shall be platted into one lot;
  20. All provisions of the General Commercial District shall be met 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 and Final Commercial Development Plan to allow two commercial structures to be located on the above legally described property.

The property is located approximately 430 feet from the intersection of Catron Boulevard and Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW:

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

Initial/Final Plan: To date, water and sewer plans, drainage information, geotechnical information and specific information as to the final site design and use(s) of the proposed structures have not been submitted for review and approval. This information is needed in order for a Final Commercial Development Plan to be reviewed and approved by the Planning Commission. As such, staff is recommending that this item be reviewed as an Initial Commercial Development Plan and that the Final Commercial Development Plan be denied without prejudice.

Land Use/Parking: The applicant has indicated that the development will consist of two 11,100 square foot buildings with a courtyard constructed between the two buildings. The development will be constructed in two phases. The first phase will include the northern commercial building, the courtyard, all of the required parking, landscaping and ancillary infrastructure to support the facility. The second phase will include the construction of the

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second building and the associated infrastructure located directly south of the courtyard area. The applicant has indicated that a restaurant and other commercial uses allowed within the General Commercial District are proposed. In addition, the site plan identifies a drive thru window located along the north side of the northern building as a part of the restaurant use. A parking requirement of 5 parking spaces per 1,000 square feet gross floor area may be used to calculate the parking requirement for retail and office uses and where new construction is proposed in a commercial district but no definite use is specified. However, the proposed restaurant use requires that a minimum of 11 parking spaces per 1,000 square feet gross floor area be provided. As such, staff is recommending that upon submittal of a Final Commercial Development application, the specific uses and square feet gross floor area of each use be identified. In addition, the parking plan must be revised as needed to provide parking for the proposed use(s).

Design Features: The elevations of the proposed structures identify that the two buildings will be 11,100 square feet each. In addition, the buildings will be one story brick structures with a parapet along three sides of the building. To date, a complete list of building materials and color palette have not been submitted. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, the information be submitted for review and approval as identified.

A note on an exterior elevation design sheet states that "all roof-top mechanical units (not shown) to be screened from view". Staff is recommending that the specific roof-top mechanical units, including air handling equipment, be identified and that the elevation be revised to show the proposed screening around the equipment upon submittal of the Final Commercial Development Plan.

Access: The site plan identifies two approaches along Sheridan Lake Road and two approaches extending south from an access easement located along the north lot line of the subject property serving as access to the lot(s). In addition, the site plan identifies a stacking aisle for the drive thru window located parallel with the access easement. Staff is recommending that the site plan be revised to align the western approach along the access easement with the approach located directly north of the subject property. In addition, staff is recommending that the site plan be revised relocating the stacking aisle to the proposed drive thru window so that it does not run parallel with the access easement in order to minimize traffic congestion and/or confusion. Staff is also recommending that the southern approach along Sheridan Lake Road be reduced to 28 feet in width as per the Street Design Criteria Manual or an Exception must be obtained. Staff is recommending that the site plan be revised as identified upon submittal of a Final Commercial Development Plan.

The site plan identifies a 22 foot wide access aisle along the east side of the two buildings. However, two large dumpsters are located within the access aisle narrowing access to a width of 16 feet in two locations. The Fire Department has indicated that a minimum 20 foot wide access aisle must be provided. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, the site plan be revised relocating the dumpsters from the access aisle or the access aisle must be revised to provide a minimum 20 foot wide clear lane along the entire length of the drive.

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Drainage: A drainage plan for the proposed development must be submitted for review and approval. In particular, the drainage plan must 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 explicit approval of the adjacent property owner must be obtained for continued discharge of the existing and any future flows over and across the adjacent property. The design of the riprap design, showing the dimensions of riprap at the end of the pipes, must also be submitted for review and approval. Staff is recommending that a drainage plan be submitted for review and approval as identified upon submittal of a Final Commercial Development Plan application.

Signage: The applicant has submitted a sign package identifying seven four foot by 15 foot wall signs along the front of the two buildings and three four foot by four foot ground signs on the tower proposed as a part of the courtyard. The location, design and size of the signs is in compliance with the City's Sign Regulations. As such, staff is recommending that all signage conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. The lighting for the sign(s) must be designed to preclude reflection on the adjacent properties and/or street(s). A sign permit must also be obtained for each individual sign.

Landscaping: A minimum of 104,035 landscaping points are required. The applicant's site plan identifies that 104,190 points are being provided. In particular, the landscaping plan identifies a row of large trees along the east lot line and seven planter islands within the parking lot. Staff is recommending that the landscaping comply with the type and location of the landscaping plan submitted as a part of the Planned Commercial Development. In addition, all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Legal Description: The subject property consists of two platted lots known as Lots 2 and 3, Block 1 of the Stoney Creek South Subdivision. The site plan identifies the northern proposed building located across the common lot line between the two buildings. The City has recently vacated the utility and minor drainage easement located along the common lot line. Staff is recommending that prior to issuance of a building permit, the applicant sign a development lot agreement for the two lots or the property be platted into one lot.

Fire: The Fire Department has indicated that all International Fire Codes must be met as a part of the design standards for the development. In particular, fire hydrants must be in place and operational prior to or in conjunction with building construction. The Fire Department staff has also indicated that the structures must be fully fire sprinklered. In addition, the grades and location of access drives and/or streets must comply with the City Street Criteria Manual and the International Fire Code. An all weather drivable surface must be in place prior to any building construction on the site. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. 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

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been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 25, 2006 Planning Commission meeting if these requirements have not been met.