

STAFF REPORT
June 22, 2006

No. 06PD033 - Planned Commercial Development - Initial and Final Development Plan **ITEM 18**

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| EXISTING ZONING | General Commercial District (Planned Commercial Development) |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District (Planned Commercial Development) |
| South: | General Commercial District (Planned Commercial Development) |
| East: | General Commercial District (Planned Commercial Development) |
| West: | General Commercial District (Planned Commercial Development) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 5/26/2006 |
| REVIEWED BY | Vicki L. Fisher / Bob Dominicak |

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the July 6, 2006 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Commercial Development Plan to construct a car wash and two mini-storage units on the above legally described property.

On June 8, 2005, the Planning Commission recommended approval of a Preliminary Plat to subdivide the subject property into a 1.302 acre lot leaving a non-transferable unplatted balance. The City Council will consider the Preliminary Plat at their June 19, 2006 City Council meeting. (See associated file #06PL075.)

The property is located in the southeast corner of the intersection of Catron Boulevard and Bendt Drive and is currently void of any structural development.

STAFF REVIEW:

Staff reviewed the Initial and Final Commercial Development Plan and noted that additional information and/or revised information must be submitted to complete the review. As such, the applicant has requested that this item be continued to the July 6, 2006 Planning Commission meeting to allow them additional time to submit the information. The following is a punch list of items that must be addressed:

- A revised site plan showing the location of outdoor vacuum(s), screened dumpsters and any outdoor mechanical equipment and screening if and as needed.
- A complete sign package, including any proposed signage on the building and

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direction signs within the parking lot. In addition, a list of building materials and color palette for the signage must be submitted.

- A complete lighting package identifying the design of the proposed lighting. 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.
- A revised Landscaping Plan adding a minimum of 11,705 landscaping points. In particular, additional landscaping must be provided along Catron Boulevard to serve as a buffer between the stacking lanes for the car wash and the street and along the south lot line to serve as a buffer between this proposed commercial development and the future residential development to be located south of the subject property.
- A revised Parking Plan showing a minimum 30 foot wide access aisle in front of the mini-storage units located along the south lot line of the property or revised elevations of the proposed storage units eliminating direct exterior access to the units from the adjacent access aisle. In addition, the parking plan must be revised to provide one "van" accessible handicap space.
- The design of the proposed retaining walls(s). In particular, any retaining wall in excess of four feet in height must be designed, sealed and signed by a Professional Engineer.
- Sealed and signed construction plans by a Professional Engineer and/or Architect, as appropriate, registered by the State of South Dakota.

Staff is recommending that this item be continued to the July 6, 2006 Planning Commission meeting as requested by the applicant.

Notification Requirement: The receipts from the certified mailings have not been returned and the sign has been posted on the property. As of this writing, staff has not received any calls or inquiries regarding this proposal.