

# STAFF REPORT

July 6, 2006

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## No. 06PD033 - Planned Commercial Development - Initial and Final Development Plan

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ITEM 21

### GENERAL INFORMATION:

PETITIONER                      Stoney Creek Development Corp. for Boschee Engineering

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

#### EXISTING

#### LEGAL DESCRIPTION

A parcel of land located in a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ , lying South of Catron Boulevard, in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the Northeast corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ , Thence S25°04'24"W, 609.82 feet to the true point of beginning, said point is lying on the south right-of-way line of Catron Boulevard; Thence departing said south right-of-way line, S25°51'23"W, 193.96 feet; thence N70°48'41"W, 304.64 feet to a point lying on the easterly right-of-way line of Bendt Drive as shown on the final plat of Stoney Creek South Subdivision; Said point is also lying on a curve concave to the southeast and whose chord bears N44°11'25"E, 11.07 feet; Thence northerly along the arc of said curve to the right whose radius is 174.00 feet, and whose delta angle is 03°38'45", an arc distance of 11.07 feet to a point of reversed curvature; Thence continuing northerly along said easterly right-of-way line of Bendt Drive the following two courses; Thence northerly along the arc of said curve to the left whose radius is 226.00 feet, and whose delta angle is 33°41'44", an arc distance of 132.91 feet to a point of tangency; Thence N12°19'03"E, 57.83 feet to a point lying on the southerly right-of-way line of Catron Boulevard; said point is also lying on a curve concave to the southwest and whose chord bears S70°05'51"E, 306.73 feet; Thence southeasterly along said right-of-way line and along the arc of said curve to the right whose radius is 1356.92 feet, and whose delta angle is 12°58'45", an arc distance of 307.38 feet to the true point of beginning, containing 1.354 acres more or less

PARCEL ACREAGE                      Approximately 1.354 acres

LOCATION                              Southeast corner of the intersection of Bendt Drive and Catron Boulevard

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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 **August 10, 2006 Planning Commission meeting at the applicant's request.**

GENERAL COMMENTS:

**(Update, June 23, 2006. All revised and/or added text is shown in bold print.) This item was continued at the June 22, 2006 Planning Commission meeting to allow the applicant to submit additional information as identified below. To date, the information has not been submitted for review and approval. On June 23, 2006, the applicant requested that this item be continued to the August 10, 2006 Planning Commission meeting to allow him additional time to submit the information. As such, staff is recommending that this item be continued as requested.**

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

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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 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 **August 10, 2006** Planning Commission meeting as requested by the applicant.

**Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received several inquiries regarding this proposal.**