

STAFF REPORT  
July 27, 2006

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**No. 06PD041 - Planned Commercial Development - Final      ITEM 60**  
**Development Plan**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for William Donhiser
REQUEST	<b>No. 06PD041 - Planned Commercial Development - Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 2 and 3 of Block 1, Stoney Creek South Subdivision, located in the NW/14 SW1/4, and the SW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.192 acres
LOCATION	At the southeast corner of the Sheridan Lake Road and Catron Boulevard
EXISTING ZONING	General Commercial District (Initial 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	6/9/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

**Staff recommends that the sign package for the Planned Commercial Development - Final Development Plan be approved with the following stipulations:**

1. **Prior to Planning Commission approval, the sign package shall be revised eliminating the electronic sign, or reader sign. The sign shall be limited to a campus sign with no off-premise advertising allowed. In addition, the sign shall be constructed with similar building materials and color palette as the proposed structure. The wall sign(s) shall conform architecturally to the design plans and**

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color palette submitted as a part of this 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.

GENERAL COMMENTS:

(Update: July 14, 2006. All revised or added text is shown in bold print.) This item was approved at the July 6, 2006 Planning Commission meeting to allow a commercial structure with a courtyard to be constructed on the subject property with the following stipulations:

1. Prior to Planning Commission approval, the structural elevations shall be revised to show a parapet along all four sides of the proposed commercial building. Upon review and approval of the revised elevation(s), the proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;
2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Development Service Center Division;
4. Prior to issuance of a building permit, the plans shall be revised to show the four foot high landscaping wall designed and stamped by a Registered Professional Engineer;
5. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
6. The proposed commercial structure shall be used for retail, office, banking, laundromat, restaurant and medial clinic(s) uses as allowed in the General Commercial District. In particular, no more than 7,363 square feet of restaurant area shall be allowed or additional parking shall be provided. In addition, no on-sale liquor use shall be allowed as a part of this Planned Commercial Development. The addition of the second building and/or any other use or change in use shall require a Major Amendment to the Planned Commercial Development;
7. A minimum of 104,035 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 as necessary;
8. A minimum of 165 parking spaces shall be provided. Six of the spaces shall be handicap accessible with one of the handicap spaces being "van accessible". In addition, all provisions of the Off-Street Parking Ordinance shall be continually met;
9. All outdoor lighting shall be reflected within the property boundaries so as to not 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. The dumpster shall be located as shown on the site plan and screened on all four sides as proposed;

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11. 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;
12. 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;
13. 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 a period of two years; and,
14. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Final Commercial Development Plan or a subsequent Major Amendment.

However, the sign package was continued to the July 27, 2006 Planning Commission meeting to allow the Planning Commission to further consider a reader board/message board on the proposed entrance sign. In particular, the Planning Commission indicated that the proposed size of the revised sign was appropriate, an eight foot X 9.75 foot ground sign located on top of a two foot high brick base. However, discussion from the Planning Commission was mixed as to the appropriateness of a lighted reader board on the proposed sign located adjacent to single family residential development.

Staff continues to voice concern with the safety impact of allowing an electronic reader sign on property located along Sheridan Lake Road, a principal arterial street. In particular, the traffic along Sheridan Lake Road may be negatively impacted with the diversion of an electronic reader sign. In addition, the overall size and design of the entrance sign is not complimentary and/or appropriate next to a residential development located directly west of Sheridan Lake Road. As such, staff is recommending that prior to Planning Commission approval, the sign package be revised eliminating the electronic sign or reader board.

The applicant has submitted a Final Commercial Development Plan to allow one commercial structure with a courtyard to be located on the above legally described property. In addition, the applicant has indicated that a second commercial structure will be proposed as a part of Phase Two of the development.

On May 25, 2005, the Planning Commission approved an Initial Commercial Development Plan to allow two commercial structures with a courtyard on the subject property. (See companion item #06PD025.)

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.

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STAFF REVIEW:

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

Design Features: The applicant has submitted building elevations of the commercial structure identifying that the proposed building will be one story with a parapet along three sides. The building will be constructed with brick, wood, pre-cast stone banding, metal awnings, glass, drivet and be earth tone in color. In addition, the applicant has submitted a rear elevation showing an approximate three foot high slanted screening device along the roof of the building to serve as a buffer to the roof top mechanical units. In particular, the applicant is proposing to construct the screening devise as a standing seam metal roofing panel. However, there is a separation between the top the roof and the start of the screening device. In addition, it is anticipated that a residential development will be constructed on the property located opposite the rear of the building. As such, staff is recommending that the parapet be extended along the rear of the building to provide an aesthetic and complimentary screen along this side of the building. Staff is recommending that prior to Planning Commission approval, the structural elevations be revised to show a parapet along all four sides of the proposed commercial building as identified.

Land Use: The applicant has submitted a list of proposed uses within the commercial structure as follows: banking (without a drive-up window), retail stores, laundromat, office, medical clinics and a restaurant. In addition, the applicant has indicated that a gaming related business and/or a liquor establishment will not be proposed. Staff is recommending that the proposed commercial structure be used for retail, office, banking, laundromat, restaurant and medial clinic(s) uses as allowed in the General Commercial District. In particular, no more than 7,363 square feet of restaurant area may be allowed or additional parking must be provided. In addition, no on-sale liquor use is allowed as a part of this Planned Commercial Development. The addition of the second building and/or any other use or change in use will require a Major Amendment to the Planned Commercial Development.

Signage: The applicant has submitted a sign package identifying a four foot wide band of on-premise signage proposed along the front of the structure for a total of 300 square foot of signage. In addition, three four foot by four foot wall signs are proposed on the tower within the proposed courtyard. An approximate 20 foot high ground sign is also being proposed at the entrance of the development. The base of the sign measures approximately eight feet in height by 12 feet in width and is constructed of brick. The face of the sign measures approximately 10 feet high by 9 1/5 feet wide and sets on the top of the base. In addition, an electronic sign or reader board is included in the face of sign. However, staff is concerned with the safety impact of allowing an electronic reader sign on property located along Sheridan Lake Road, a principal arterial street. In particular, the traffic along Sheridan Lake Road may be negatively impacted with the diversion of an electronic reader sign. In addition, the overall size and design of the entrance sign is not complimentary and/or appropriate next to a residential development located directly west of Sheridan Lake Road. As such, staff is recommending that prior to Planning Commission approval, the sign package be revised to show a maximum eight foot high ground sign at the entrance of the development in lieu of the proposed approximate 20 foot high sign. The sign must also be

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revised eliminating the electronic sign or reader board. In addition, the sign must be constructed with similar building materials and color palette as the proposed structure.

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 landscaping 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: **The certified mailing receipts have been returned and the sign has been posted on the property. Staff has received two calls of inquiry regarding this proposal. Both callers voiced concern with the impact of a commercial use opposite an existing residential development.**