

STAFF REPORT
August 10, 2006

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

ITEM 22

GENERAL INFORMATION:

PETITIONER	Stoney Creek Development Corp. for Boschee Engineering
REQUEST	No. 06PD033 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	<p>A parcel of land located in a portion of the NW¼SW¼, 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 NW¼SW¼, 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</p>
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 **approved with the following stipulations:**

1. **A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
2. **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;**
3. **An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;**
4. **A minimum of 58,986 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;**
5. **A minimum of two parking spaces shall be provided. One of the spaces shall be van handicap accessible. In addition, all provisions of the Off-Street Parking Ordinance shall be continually met;**
6. **The sign shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development. In addition, the lighting for the sign shall be designed to preclude reflection on the adjacent properties and/or streets. A sign permit shall also be obtained for the sign;**
7. **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;**
8. **The dumpster shall be located as shown on the site plan and screened on all four sides as proposed;**

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9. All mechanical equipment shall be located within the mechanical room as proposed;
10. 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;
11. The proposed commercial structure(s) shall be used for a car wash and mini-storage units. Any other use shall require a Major Amendment to the Planned Commercial Development;
12. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Commercial Development;
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.

GENERAL COMMENTS:

(Update, July 31, 2006. All revised and/or added text is shown in bold print.) This item was continued at the July 6, 2006 Planning Commission meeting to allow the applicant to submit additional information as identified below. Subsequently, the applicant has submitted a revised site plan, a sign package, a lighting package, a revised landscaping plan, screening fence elevations and revised construction plans.

(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.

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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 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.

As noted above, the applicant has submitted a revised site plan, a sign package, a lighting package, a revised landscaping plan, screening fence elevations and revised construction plans. Staff has reviewed the information and has noted the following considerations:

Design Features: The applicant has submitted building elevations of the commercial structures identifying that the proposed buildings will be one story and constructed with simulated wood siding, masonry, brick, wood, glass, drivet and be earth tone in color. In addition, the structures will have a pitched roof with asphalt shingles and fiberglass matt construction. Staff is recommending that the commercial structures conform architecturally to the plans, elevations and color palette submitted as part of this Planned Commercial Development.

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Signage: The applicant has submitted a sign package identifying a four foot wide by five foot high ground sign to be located at the corner of Catron Boulevard and Bendt Drive. The sign will be constructed with the same building materials as the commercial structures and be earth tone in color. In addition, the sign will advertise on-premise use(s) and have no lighting. The applicant has indicated that no additional signage is proposed on the property. Staff is recommending that the sign conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development. In addition, a sign permit must be obtained.

Landscaping: A minimum of 58,986 landscaping points are required. The applicant's site plan identifies that 67,510 points are being provided. In particular, the landscaping plan identifies a row of large trees along the north lot line and along the south lot line. 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.

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. 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 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.