

STAFF REPORT  
August 10, 2006

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**No. 06PD052 - Planned Commercial Development - Initial and Final  
Development Plan**

**ITEM 23**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06PD052 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 1, Heartland Retail Center, Sections 27 and 34, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.84 acres
LOCATION	4030 Cheyenne Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/14/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION: Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the August 24, 2006 Planning Commission meeting to allow the applicant time to submit the required information.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Development Plan for a Planned Commercial Development. The subject property is located north of Cheyenne Boulevard and east of Elk Vale Road. Currently, the subject property is void of structural development. The applicant has submitted plans proposing to construct a car wash, convenience store, and an "on-sale liquor establishment" with video lottery on the subject property.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 and an on-sale liquor establishment identified in Section 17.50.185 of the Rapid City Municipal Code and has noted the following issues:

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1. *The request will not “adversely affect” the use of any place used for religious worship, school, park, playground, or similar use within a five hundred foot radius.*

There are no places of religious worship, schools or parks located within a 500 foot radius of the subject property. The surrounding properties to the north, south, east and west are zoned General Commercial District. The subject property is located adjacent to existing commercial uses.

2. *The requested use is “sufficiently buffered” with respect to residential areas so as not to “adversely affect” such areas.*

The subject property is currently zoned General Commercial District. The subject property is located adjacent to existing commercial uses. There are no residential structures located in the immediate area.

3. *The proposed use will not create an undue concentration of similar uses, so as to cause “blight, deterioration, or substantially diminish or impair property values.”*

An on-sale liquor establishment is located in the hotel and water park complex north of the subject property. Staff does not find this request for an on-sale liquor use to constitute an undue concentration that would cause blight or deterioration or diminish land values in the surrounding area.

4. *The proposed use has been reviewed under Chapter 17.54.030 (E) Criteria for Review.*

Licensed Premises: Section 5.12.140 of the Rapid City Municipal Code stipulates that “It is unlawful for a licensee or his employees to offer for sale alcoholic beverages to be consumed on the licensed premises, if motor fuel is also sold to motor vehicles engaged in intrastate or interstate transportation on the same licensed premises, unless the structure or building in which the alcoholic beverages are sold and consumed is separated by at least one hundred feet from the building or structure where motor vehicle fuel is sold”. The applicant’s site plan identifies that the proposed on-sale liquor will have exterior access separate from the gas sales access and that no internal access between the gas sales area and the proposed on-sale liquor area will be provided.

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy.

Parking Plan: The Rapid City Municipal Code requires that 45 off-street parking stalls and three stacking stalls for the car wash be provided for the proposed development. The applicant’s site plan shows a total of 47 off-street parking stalls with two being handicapped accessible. However, only two stacking stalls are provided for the car wash. Staff also noted that the site plan and the floor plan for the car wash do not match. Prior to Planning Commission approval, a revised parking plan shall be submitted for review and approval.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when

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evening usage is anticipated. Staff noted that no lighting package was submitted with the application. Prior to Planning Commission approval, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to reflect light toward the parking areas.

Signage: Staff noted that no sign package was submitted with the application. Prior to Planning Commission approval, a sign package must be submitted showing all signage proposed.

Screening: Staff noted that the location of dumpsters or exterior air handling units was not indicated on the plans. Prior to Planning Commission approval, a revised plan must be submitted showing the location and screening of these items.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted shows 75,899 landscaping points provided which exceeds the 75,503 points required. A minimum of fifty percent of the required landscaping shall be located in the parking lot or within twenty feet of the parking lot. The landscape plan submitted shows 437,539 landscaping points provided within the parking lot area which exceeds the 37,752 points required. Staff noted that the proposed landscape plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Fire Safety: Staff noted that the minimum fire flow shall be 1,500 GPM at 20 psi. The proposed structures shall be fully fire sprinkled as per the 2003 International Fire Code. Staff also noted that addressing of the structure shall be in compliance with the 2003 International Fire Code.

Easements: Staff noted that there is an existing West River Electric utility easement along the south property line. Staff also noted that the applicant is proposing two utility easements for water and sewer to the proposed structure. Staff is recommending that prior to Planning Commission approval, the applicant submit documentation from West River Electric allowing construction in the existing easement and reasons for providing the proposed utility easements.

Drainage and Grading: Staff noted that the drainage and grading plans were previously approved through the building permit process.

Water and Wastewater System: Staff noted that the applicant shall submit documentation that an eight inch water service line is required. Staff also noted that plans shall be submitted for review and approval for sanitary sewer service for the car wash. Prior to Planning Commission approval, a revised utility plan shall be submitted for review and approval.

Design Standards: Staff noted that building elevations must indicate building materials and colors. Prior to Planning Commission approval, revised elevations must be submitted for review and approval.

Red line comments: Staff recommends that prior to Planning Commission approval, all redline comments shall be addressed.

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