

STAFF REPORT
August 10, 2006

No. 06PD047 - Planned Commercial Development - Initial and Final Development Plan **ITEM 49**

GENERAL INFORMATION:

PETITIONER	Britton Engineering for Century Development Co, Inc.
REQUEST	No. 06PD047 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2, Huffman Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.73 acres
LOCATION	Southeast of the intersection of East North Street and North Cambell Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be approved with the following stipulations:

1. Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;
2. All structures, as shown, must be fully fire sprinklered per the International Building Code;
3. An Air Quality Permit shall be obtained if the area of disturbance exceeds one acre;
4. All site lighting shall be directed away from the adjacent rights-of-way and adjacent properties as indicated on the submitted site plan;
5. The proposed structure shall conform architecturally to the approved plans and elevations as submitted;
6. A Sign Permit shall be obtained prior to installation of any signs and all signs shall comply with the Rapid City Municipal Code. The signs shall include a pole sign and a monument sign as indicated on the site plan. Any additional signage will require a Major Amendment to the Planned Commercial Development;

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7. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan. All required landscaping shall be maintained in a live vegetative state and replaced as necessary;
8. The fence materials along the E. North Street corridor and 138 feet on either side of the property adjacent to E. North Street shall be made of solid masonry as indicated on the submitted site plan and shall conform architecturally to the submitted elevations;
9. A right-of-way permit for the construction of the proposed approach along E. North Street shall be obtained from the South Dakota Department of Transportation prior to submission of a building permit application;
10. All applicable provisions of the International Fire Code shall be continually met;
11. Adequate fire flow must be confirmed prior to obtaining a building permit;
12. The van accessible handicapped parking space shall be striped for handicap parking and signed accordingly;
13. Prior to Planning Commission approval, a revised drainage plan shall be submitted for review and approval;
13. The Conditional Use Permit will be limited to mini-warehousing for storage services, primarily for personal effects and household goods, and the associated retail sales of padlocks, blankets or boxes only. No other uses shall be allowed on site unless a major amendment is obtained; and,
14. The Conditional Use Permit 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.

GENERAL COMMENTS: **This staff report has been revised as of August 11, 2006. All revised and/or added text is shown in bold print.** This application was continued at the July 27, 2006 Planning Commission meeting as the green cards had not been returned. **This item was continued at the August 10, 2006 Planning Commission meeting to allow additional information to be submitted. (Revised August 11, 2006)** The subject property is located south of E. North Street between N. Cambell Street and E. Anamosa Street. The subject property is currently void of development. The subject property is zoned General Commercial District. The properties located north and east of the subject property are zoned General Commercial District. The properties located south and west of the subject property are zoned Light Industrial District.

STAFF REVIEW: Staff has reviewed the Planned Residential Development – Initial and Final Development Plan and has noted the following issues:

Building Code: Staff noted that a Building Permit must be obtained prior to initiation of any construction and that a Certificate of Occupancy must be obtained prior to occupying the building. The square footage of each building exceeds 8000 square feet and the arrangements of the buildings are in close proximity to each other. As such, Staff noted that the proposed structures as shown must be fully fire sprinklered as per the International Building Code.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

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Design Features: The site plan indicates a complex of eight structures totaling 70,600 square feet of mini-warehousing located on the subject property. The building elevation drawings show the exterior of the structures to be light stone colored metal siding with Tudor brown trim. The building elevation drawings also indicated the proposed building will have a total eave height of 8 foot 6 inches. A manager's residence and office will be located at the end of the northeast structure. Two parking spaces shall be located adjacent to the residence to include one van accessible handicapped space. The van accessible handicapped parking space shall be striped and signed accordingly.

Lighting: All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties. The applicant has indicated on the site plan that lighting will be located on the exterior walls of the structures and will be directed toward the driving aisles.

Signage: The applicant's site plan indicates signage for a pole sign and a directional monument sign. The pole sign is intended to be 45 feet in height or less and will have a lighted 10 foot by 20 foot sign with a flex face. The lighted monument sign is proposed to be a five foot by ten foot directional sign on a one foot base that will be of the same materials or matching materials of the masonry fence. The monument sign, with directional signage to the gate, will be located in the northeast corner of the property with a ten foot setback from the north property line and an approximate 30 foot setback from the east property line. The property is located along a major entryway into Rapid City and future signage may have an impact on the aesthetics of the entryway. As such, any future signage will require a Major Amendment to the Planned Commercial Development. (Revised 8-4-06)

Fencing: The applicant has submitted a site plan indicating that an ornamental screening fence along the front yard and 138 feet from either side of the subject property will be ornamental masonry fencing. The balance of the fencing material will be chain link. The property is located adjacent to a major entryway into Rapid City and as such, Staff believes an opaque ornamental screening fence along this street is appropriate. The applicant has indicated that the fence will be a split faced block in neutral earth tone colors. (Revised 8-4-06)

Landscaping: The Conditional Use Permit will require that 134,543 landscaping points be provided. The applicant's site plan indicates 136,760 total landscaping points. There are 59,000 landscaping points in trees and shrubs. The balance of the site plan indicates 38,646 points in ground cover, and 39,114 points in grass. Due to the location of this property along the major corridor into Rapid City, landscaping is being provided along the exterior of the opaque ornamental screening fence. All required landscaping shall be maintained in a live vegetative state and replaced as necessary. (Revised 8-4-06)

Access: The applicant's site plan identifies a gate with a Knox type padlock or box for emergency access installed at the driveway approach onto the property. The applicant has provided the standard detail of the reinforced driveway that meets City standards.

Drainage: Staff has noted that the drainage plan submitted indicates that drainage will flow into two separate drainage basins. The South Dakota Department of Transportation currently is

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reconstructing portions of E. North Street as it abuts the subject property. Based on comments from the South Dakota Department of Transportation, the drainage plan was reviewed and approved. However, the applicant has submitted a revised drainage plan on July 19, 2006, that indicates that drainage will flow from two drainage basins into one drainage basin. The evaluation of the second drainage plan has not been completed. Prior to Planning Commission approval, the drainage plan for this property must be reviewed and approved by the engineering staff of the Growth Management Department. The applicant submitted three exceptions to Rapid City's Design Standard and Criteria. The exception to allow interbasin drainage flow was approved. The exception to allow bends in lieu of manholes at the change of direction in the storm sewer has been denied. The exception to allow a 12 inch concrete pipe in lieu of an 18 inch concrete pipe as the connection from the detention pond to the storm sewer inlet has been denied. Staff has indicated that a revised drainage plan shall be submitted for review and approval prior to Planning Commission approval. (Revised 8-4-06)

Right-of-Way Permit: An approach into the subject property will require construction in the right-of-way. As such, a right-of-way permit for the construction of the proposed approach along E. North Street must be obtained from the South Dakota Department of Transportation prior to submission of a building permit.

Fire Safety: Based on the fire flow of 3000 gpm at this location, three on-site fire hydrants shall be provided and be positioned on site to ensure that all portions of the buildings are within 400 feet of a fire hydrant as per the International Fire Code. Staff noted that the access and circulation through the site appears to accommodate Fire Department apparatus. Staff also noted that the structure must be adequately addressed with 12 inch numbers on a contrasting background and readily visible from the street. Construction must comply with all provisions of the International Fire Code. Adequate fire flow to the property must be confirmed prior to obtaining a building permit.

Red Line Comments: Staff has noted that a ten foot horizontal separation between the water and sewer service lines must be provided. The applicant has provided a revised site plan indicating this provision. In addition, the site plan indicates that one inch copper lines will be used.

Land Use: Staff notes that a manager's apartment and office will be located on site and will be responsible for maintaining the property and the operation of the facility. Mini-warehousing and sales related to the mini-warehousing such as padlocks, blankets or boxes are allowed. No other retail sales will be allowed unless a major amendment is obtained.

Notification: As of this writing the required sign has been posted on the property but the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the July 27, 2006 Planning Commission meeting if this requirement has not been met. The receipts from the required notification have been returned. (Revised 8-4-06)

Recommendation: Staff is recommending approval of the Planned Commercial Development –

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Initial and Final Development Plan with the previously stated stipulations.