

STAFF REPORT
December 7, 2006

No. 06PD091 - Major Amendment to a Planned Commercial Development to expand the parking lot and install additional landscaping **ITEM 44**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Black Hills Pediatric Dentistry
REQUEST	No. 06PD091 - Major Amendment to a Planned Commercial Development to expand the parking lot and install additional landscaping
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Lot K and Lot 1 of Lot J, Harter Addition; and Lot B, Donhiser Addition, located in the NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .809 acres
LOCATION	624 Sheridan Lake Road
EXISTING ZONING	Office Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Development Designation)
South:	Office Commercial District (Planned Development Designation)
East:	Office Commercial District (Planned Development Designation)
West:	No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to expand the parking lot and install additional landscaping be approved with the following stipulations:

1. A Building Permit shall be obtained prior to initiation of construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Any additional signage must meet all Sign Code regulations and will require a Major Amendment to the Planned Commercial Development;

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3. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
4. Prior to Planning Commission approval, the applicant shall submit a revised parking plan meeting the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code;
5. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
6. All applicable provisions of the International Fire Codes shall be continually met;
7. Any change in use will require a Major Amendment to a Planned Commercial Development;
8. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties; and,
9. The Major Amendment to a 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.

GENERAL COMMENTS: This staff report has been revised as of November 28, 2006. All revised and/or added text is shown in bold print. The subject property is located east of Sheridan Lake Road between Canyon Lake Drive and West Main Street.

On February 15, 1993 the City Council approved with stipulations a Planned Unit Development (#1151) on the subject property allowing medical/dental office buildings in conjunction with residential uses on the subject property.

On September 1, 2005 the Planning Commission approved with stipulations a Major Amendment to a Planned Commercial Development (05PD048) on the subject property to allow the construction of an office building.

On January 5, 2006 the Planning Commission approved with stipulations a Major Amendment to a Planned Commercial Development (05PD081) on the subject property to revise the approved signage.

On April 4, 2006 the Planning Commission approved a Major Amendment to a Planned Commercial Development (06PD012) to allow a fitness center on the subject property with the following stipulations:

1. A Building Permit must be obtained for interior tenant finish, and a Certificate of Occupancy must be obtained prior to occupying the building;
2. Any additional signage must meet all Sign Code regulations and will require a Major Amendment to the Planned Commercial Development;
3. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;

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5. All applicable provisions of the International Fire Codes shall be continually met;
6. Any change in use will require a Major Amendment to a Planned Commercial Development;
7. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties; and,
8. The Major Amendment to a 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.

The applicant is now requesting a Major Amendment to a Planned Commercial Development to remove an existing residence and to expand the parking lot and revise the landscaping.

STAFF REVIEW: Staff has reviewed the proposed Major Amendment to a Planned Commercial Development and has noted the following issues:

Building Permit: Staff noted that a Building Permit must be obtained prior to construction.

Signage: Staff noted that a Major Amendment to a Planned Commercial Development was approved on January 5, 2006 to revise the approved signage. Staff also noted that any additional signage must meet all Sign Code regulations and will require a Major Amendment to a Planned Commercial Development.

Landscaping: Staff noted that a minimum of 29,864 landscaping points are required for this Planned Commercial Development. The applicant is proposing to provide 30,170 landscaping points. The landscape plan meets all the requirements of Section 17.50.300 of the Rapid City Municipal Code.

Parking Plan: The existing parking plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code. The applicant is proposing to remove an existing residence and provide eleven additional parking stalls. The stalls proposed are 9 feet by 16 feet in size with curb stops and a 25.6 foot access aisle. Up to two feet of stall length may overhang the curb when curbs or curb stops are employed, however, the proposed two foot overhang encroaches into the adjacent property. In addition, the minimum aisle width for 90 degree parking is 26 feet. Staff recommends that prior to Planning Commission approval, the applicant shall submit a revised site plan addressing the issues as identified.

On November 22, 2006 the applicant submitted a revised parking plan with nine 60 degree parking stalls and four parallel parking stalls. However, the proposed stalls do not meet the minimum size requirements of Section 17.50.270 of the Rapid City Municipal Code. Staff recommends that prior to Planning Commission approval, the applicant shall submit a revised parking plan meeting the minimum size requirements of Section 17.50.270 of the Rapid City Municipal Code.

Fire Safety: Staff noted that access appears to be adequate for fire apparatus access.

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Engineering: Staff noted that drainage information must be submitted for review approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or local detention facilities shall be provided or expanded as necessary. Staff recommends that prior to Planning Commission approval, the applicant shall submit the required drainage information.

On November 22, 2006 the applicant submitted a drainage report demonstrating that developed flows from the site do not exceed pre-developed flows.

Notification: **As of this writing, the required sign has been posted on the property and the receipts from the required notification of surrounding property owners have been returned.**

Staff recommends the Major Amendment to a Planned Commercial Development be continued to the December 7, 2006 Planning Commission meeting to allow the applicant to submit the required information.

This item was continued to the December 7, 2006 Planning Commission meeting to allow the applicant to submit the required information.

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the previously stated stipulations.