

STAFF REPORT
May 24, 2007

No. 07PD031 - Major Amendment to a Planned Commercial Development **ITEM 20**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for William Donhiser
REQUEST	No. 07PD031 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 2 and 3 of Block 1, Stoney Creek South Subdivision, located in the NW1/4 of the SW1/4 of the SW1/4 of the SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.192 acres
LOCATION	5622 and 5734 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Development Designation)
East:	General Commercial District - Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/26/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development 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. The Air Quality Permit shall be amended to include the new construction prior to the start of construction on this phase of the development;
3. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan. In particular, a parapet shall be provided along all four sides of the structure and the roof

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- top shall be brown in color;
4. The proposed commercial structure shall be used for retail, office, banking, laundromat, restaurant, fitness center and medical clinic(s) uses as allowed in the General Commercial District. In particular, no more than 3,172 square feet of restaurant area and 3,172 square feet of fitness center area shall be allowed as proposed. In addition, no on-sale liquor use shall be allowed as a part of this Planned Commercial Development. Any other use or change in use shall require a Major Amendment to the Planned Commercial Development;
 5. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. The lighting for the sign 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;
 6. 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;
 7. A minimum of 136 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;
 8. 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;
 9. The dumpster(s) shall be located as shown on the site plan and screened on all four sides as proposed;
 10. The currently adopted 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 currently adopted International Fire Code;
 11. 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,
 12. 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:

The applicant has submitted a Major Amendment to a Final Commercial Development Plan to allow an 11,100 square foot commercial structure as Phase Two of the "Stoney Creek South" commercial development.

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

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On July 6, 2006, the Planning Commission approved a Final Commercial Development Plan (File #06PD041) to allow the first commercial structure, an 11,100 square foot building, to be constructed on the subject property as Phase One of the Stoney Creek South commercial development.

On September 21, 2006, the Planning Commission approved a Major Amendment to the Commercial Development Plan (File #06PD063) to eliminate an access aisle along the rear of the two proposed commercial structures.

On March 22, 2007, the Planning Commission approved a Major Amendment to the Commercial Development Plan (File #07PD011) to revise the sign package for the subject property.

The property is located approximately 430 feet south of the intersection of Catron Boulevard and Sheridan Lake Road. The northern commercial structure and the courtyard are currently being constructed on the subject property.

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 all four 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 indicated that the roof top will be brown in color. Staff is recommending that the proposed structure conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan.

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, fitness center and a restaurant. In addition, the applicant has indicated that a maximum 3,172 square foot area will be used as a restaurant and a fitness area, respectively. 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, fitness center and medical clinic(s) uses as allowed in the General Commercial District. In particular, no more than 3,172 square feet of restaurant area and 3,172 square feet of fitness center area shall be allowed as proposed. In addition, no on-sale liquor use shall be allowed as a part of this Planned Commercial Development. Any other use or change in use shall 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 496 square foot of signage. The balance of the signage on the property has been reviewed and approved as a part of previous Planned Commercial Development application(s). Staff is recommending

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that all signage conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. The lighting for the sign must be designed to preclude reflection on the adjacent properties and/or street(s). A sign permit must also be obtained for each individual sign.

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.

Fire: The Fire Department has indicated that all currently adopted 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 currently adopted 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 currently adopted International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 24, 2007 Planning Commission meeting if these requirements have not been met.