

STAFF REPORT
July 26, 2007

No. 07PD045 - Planned Commercial Development - Initial Development Plan **ITEM 32**

GENERAL INFORMATION:

PETITIONER	Doug Zaug for Granite Peaks LLC
REQUEST	No. 07PD045 - Planned Commercial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 4 of Big Sky Business Park, located in the SW1/4 NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .91 acres
LOCATION	Southeast corner of the intersection of Timmons Boulevard and Berniece Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/29/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial Development Plan be continued to the August 9, 2007 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted an Initial Commercial Development Plan to allow a car wash on the above legally described property. In particular, the applicant has indicated that the car wash will consist of five wash bays and two vacuum cleaner stations.

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The property is located at the southeast corner of Timmons Boulevard and Berniece Street and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial Commercial Development Plan application and noted that several items of information have not been submitted for review and approval as required. The following is a list of items that must be submitted for review and approval:

- A scaled site plan showing three stacking spaces, with a minimum length of 23 linear feet per space, behind each service bay;
- Off-street parking spaces and the proposed parking ratios;
- Maximum building height for the proposed structure;
- Location and type of proposed water and sewer mains and disposal systems;
- General location of outdoor lighting;
- General location of any fencing, including fencing around dumpster(s);
- General location, height, size and setback dimensions of proposed signs;
- Topography at a maximum of five-foot contour intervals;
- Storm drainage plan (which indicates the location and types of drainage elements and direction of water flow throughout the planned development); and,
- Surrounding property information, including the location of existing approaches along the two adjacent streets;

Staff is recommending that the Initial Commercial Development Plan be continued to the August 9, 2007 Planning Commission meeting to allow the applicant to submit the additional information as identified above.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the July 26, 2007 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.