

STAFF REPORT
July 26, 2007

No. 07PD049 - Planned Commercial Development - Initial and Final Development Plan **ITEM 49**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07PD049 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the W1/2 NE1/4 SE1/4, Section 30, T2N, RA Tract of land located in the W1/2 NE1/4 SE1/4 and the E1/2 NW1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: Commencing at the East Quarter Corner (E1/4) of said Section 30 Thence S66°45'19"W a distance of 1023.63'; to the eastern most corner of the subject Tract, said eastern most corner being the Point of Beginning; Thence with a curve turning to the left with an arc length of 327.53', with a radius of 650.00', with a chord bearing of S52°55'43"W, with a chord length of 324.08'; Thence N51°30'25"W a distance of 218.05'; Thence S89°59'19"W a distance of 73.68'; Thence N00°00'41"W a distance of 467.52' to the southerly right-of-way line of Interstate Route 90; Thence following the said the southerly right-of-way line of Interstate Route 90; with a curve turning to the right with an arc length of 490.15', with a radius of 2144.34', with a chord bearing of S76°43'44"E, with a chord length of 489.08'; Thence departing the said the southerly right-of-way line of Interstate Route 90; S00°00'41"E a distance of 231.96'; Thence S22°56'58"E a distance of 69.09'; to the Point of Beginning, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.75 acres
LOCATION	South of I-90 and east of LaCrosse Street and north of Farnwood Avenue
EXISTING ZONING	General Commercial District (Initial Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Initial Planned Commercial Development)

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East:	General Commercial District (Initial Planned Commercial Development)
West:	General Commercial District (Initial Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/29/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Commercial Development Plan to allow a 52,732 square foot commercial building to be constructed on the subject property. The applicant has indicated that the commercial building will contain "Furniture Row" with individual tenants of "Sofa Mart", "Denver Mattress", "Oak Express" and "Bedroom Expressions". The applicant had originally submitted the request as a Final Commercial Development Plan within the "Rushmore Crossing Development". However, the applicant has subsequently requested that Final Commercial Development Plan (File #07PD037) be denied without prejudice. In addition, the applicant has submitted this Initial and Final Commercial Development Plan, eliminating the property from the "Rushmore Crossing Development", in order to allow the signage proposed as a part of the "Furniture Row Development".

On June 4, 2007, the City Council approved a Preliminary Plat application (#07PL038) to subdivide 126.54 acres into 24 commercial lots and to vacate a 30 foot wide private access easement, to vacate a portion of a section line highway located between Sections 29 and 32, to vacate a portion of a section line highway located between Sections 29 and 30, to vacate a portion of Rapp Street and to vacate a 66 foot wide public access easement, which included the subject property.

On June 4, 2007, the City Council approved a Vacation of Right-of-way request (#07VR002) to vacate a portion of Rapp Street currently located in an H Lot. In addition, on June 18, 2007, the City Council approved Vacation of Right-of-way request (#07VR003) to vacate a portion of Farnwood Avenue, also located within an H Lot.

On August 1, 2005, the City Council approved a Layout Plat (#05PL085) to subdivide a 95.28 acre parcel into 17 commercial lots. The Layout Plat included the subject property.

On February 6, 2006, the City Council approved Tax Increment District #56 for the

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construction of streets, traffic signals, a regional drainage detention dam, high pressure water main and sanitary sewer main and the relocation of power lines associated with the proposed Rushmore Crossing project.

On October 2, 2006, the City Council approved a revised Layout Plat (#06PL142) to subdivide a 117.29 acre parcel into 15 commercial lots and two detention pond lots. The Layout Plat included the subject property.

On April 26, 2007, the Planning Commission approved an Initial Commercial Development Plan (File #07PD019) to construct approximately 861,000 square feet of new commercial development on 127 acres, which included the subject property.

On May 21, 2007, the City Council approved a Variance to the Subdivision Regulations application (#07SV013) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Interstate 90, Spruce Street, E. North Street, Sunnyside Avenue and Cambell Street, to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Rapp Street and the proposed access easements, and, to waive the requirement to dedicate additional right-of-way along Cambell Street and the access easements with stipulations.

On May 24, 2007, the Planning Commission approved a Final Commercial Development Plan application (#07PD032) to construct a 131,748 square foot commercial building. In addition, the Final Commercial Development Plan included Eglin Street right-of-way between LaCrosse Street and E. North Street and the entryways into the development at the intersections of Eglin Street and LaCrosse Street and Eglin Street and E. North Street. The proposed commercial building, a "Target" store, was approved as Phase One of the Rushmore Crossing commercial development.

On June 29, 2007, the applicant submitted this request removing the property from the Rushmore Crossing development. In particular, the applicant has indicated that this is a free standing project separate from the Rushmore Crossing development.

The property is located between LaCrosse Street and E. North Street on the south side of Interstate 90 and is currently void of any structural development.

STAFF REVIEW: Staff has reviewed the Final Commercial Development Plan and has noted the following considerations:

Design Features: The applicant has submitted elevations of the proposed structure identifying that the building is one story with store fronts for each of the proposed tenants along the north side of the building. In addition, a store front for "Sofa Mart" is proposed along the east side of the building. A screened loading dock area is proposed along the south side of the building. Windows and signage are being proposed along the west side of the building. The structure will be constructed with E.I.F.S. wall finish, concrete masonry unit wall finish, wood fascia, wood timber accents and a metal roof. The submitted color palette identifies the colors as "Brick Red", "Barn Red", "Surrey Beige", "Navajo Bluff", "Aztec Gold",

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“Teakwood”, “Sunset Yellow” and “Antique Bronze”. In general, the color scheme includes shades of beige, gold and red.

Staff had previously met with the future tenant and discussed designing the store fronts to face towards Interstate 90. It was identified at that time that the façade along the south and west side of the building must also include store front features such as banding with alternate color schemes, cornices, arches, decorative brick work, decorative metal work, etc. since they face Eglin Street and LaCrosse Street. In particular, it was noted that Eglin Street, extending east from LaCrosse Street, will serve as an entryway to the Rushmore Crossing commercial development. As noted above, the screened loading dock area is being proposed along the south side of the building as it abuts Eglin Street and a large area of bare wall is shown along the west elevation which is visible from LaCrosse Street.

On July 16, 2007, the applicant submitted revised structural elevations of the property. To date, staff has not had sufficient time to review the revised structural elevations. As such, staff is recommending that the Initial and Final Commercial Development Plan be continued.

Landscaping Plan: A minimum of 166,192 landscape points are required on the lot. The applicant has submitted a landscaping plan showing 187,738 landscape points on the lot. However, the proposed landscaping along Eglin Street does not adequately buffer the loading area proposed along the south side of the building.

On July 16, 2007, the applicant submitted a revised landscaping plan. To date, staff has not had sufficient time to review the revised landscaping plan. As such, staff is recommending that the Initial and Final Commercial Development Plan be continued.

Signage: The applicant has submitted a sign package identifying wall signs along the proposed commercial structure with additional signage along Interstate 90. On July 16, 2007, the applicant submitted a revised sign package. To date, staff has not had sufficient time to review the revised sign package. As such, staff is recommending that the Initial and Final Commercial Development Plan be continued.

Parking: The proposed 52,732 square foot furniture store requires that a minimum of 99 parking spaces be provided. Four of the parking spaces must be handicap accessible with one of the spaces being “van accessible”. The parking plan identifies 144 parking spaces with six handicap accessible spaces. In addition, one of the handicap spaces is “van accessible”. Staff is recommending that a minimum of 99 parking spaces be provided as required. In addition, four of the parking spaces must be handicap accessible spaces. One of the handicap spaces must be “van accessible”. All provisions of the Off-Street Parking Ordinance must be continually met.

On July 16, 2007, the applicant submitted a revised site plan showing the truck route through the property. To date, staff has not had sufficient time to review the revised site plan. As such, staff is recommending that the Initial and Final Commercial Development Plan be continued.

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Lighting Plan: The site plan identifies lighting within the parking area. Staff is recommending that lighting be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and rights-of-way to preclude creating a hazard to the passing motorist or constituting a nuisance of any kind.

Access: The site plan identifies two approaches along Eglin Street to serve as access to the site. The western approach is designed as a right-in/right-out approach only. In addition, the construction plans show a painted "pork chop" island within the western approach to direct traffic. Staff is recommending that prior to Planning Commission approval, the construction plans be revised to show the "pork chop" island as a raised island with curb and gutter in lieu of a painted island in order to have any effectiveness in controlling traffic and insuring the approach operates as a right-in/right-out approach.

Grading/Drainage: A grading and drainage plan must be submitted for review and approval. The site plan must also be revised to show a 25 foot wide major drainage easement along the north lot line in lieu of a 20 foot wide easement. Widening the easement as identified will place five feet of the adjacent parking lot into the easement area. The grading and drainage plan must address whether the parking lot can be constructed within the easement or the site plan must be revised to relocate the parking area outside of the easement. Staff is recommending that the Initial and Final Commercial Development Plan be continued to allow the applicant to submit a grading and drainage plan.

Water and Sewer Plans: The water and sewer plans must be revised to show the water mains west of the property located within a 25 foot wide easement, with ten feet separation from the main to the property line. In addition, the plans must be revised to show water and sewer service lines. Staff is recommending that the Initial and Final Commercial Development Plan be continued to allow the applicant to submit revised water and sewer plans as identified. In addition, staff is recommending that prior to Planning Commission approval, the construction plans be stamped by a South Dakota licensed Professional Engineer.

Retaining Walls: The site plan must be revised to show the proposed retaining wall outside of the eight foot wide utility and minor drainage easement. In addition, any retaining walls four feet in height or higher must be designed and stamped by a South Dakota licensed Professional Engineer.

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.

Staff is recommending that the Initial and Final Commercial Development Plan be continued to the August 9, 2007 Planning Commission meeting to allow staff time to review the recently submitted information and to allow the applicant to submit the additional information as noted.