

STAFF REPORT
August 9, 2007

No. 07PD045 - Planned Commercial Development - Initial Development Plan **ITEM 24**

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 **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. Prior to submittal of a Final Commercial Development Plan application, an Exception to the Street Design Criteria Manual shall be obtained to allow a 32 foot wide and a 38 foot wide approach, respectively, in lieu of a maximum 28 foot wide approach or the site plan shall be revised accordingly;**

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3. Prior to submittal of a Final Commercial Development Plan application, the site plan shall be revised to show adequate circulation around the vacuum cleaners. In addition, the site plan shall show parking adjacent to the vacuum cleaner(s). The site plan shall also be revised to show the vacuum cleaner pads located a minimum distance of 25 feet from Timmons Boulevard right-of-way and Berniece Street right-of-way;
4. Upon submittal of a Final Commercial Development Plan application, a drainage plan in compliance with the Race Track Drainage Basin Plan shall be submitted for review and approval demonstrating that discharge from the property will not exceed pre-development flow rates or on-site detention shall be provided;
5. Upon submittal of a Final Commercial Development Plan application, sewer plans shall be submitted for review and approval. In particular, the sewer plans shall show the location of sewer cleanouts every 100 feet for six inch service line(s). The sewer plans shall also include the design and location of any proposed grease and mud traps;
6. Upon submittal of a Final Commercial Development Plan application, complete elevations showing all sides of the proposed structure and the vacuum cleaner pads shall be submitted for review and approval. In addition, a complete list of building materials and color palette shall be submitted for review and approval;
7. Upon submittal of a Final Commercial Development Plan application, a complete landscaping plan shall be submitted for review and approval identifying specific plant material. In particular, the landscaping plan shall provide a minimum of 35,878 landscape points and shall comply with all requirements of the Zoning Ordinance. In addition, additional landscaping shall be provided along Timmons Boulevard and Berniece Street:
8. Upon submittal of a Final Commercial Development Plan application, a complete sign package, including any proposed signage on the building and directional signs within the parking lot, shall be submitted for review and approval. In addition, the applicant shall demonstrate that all signage is located outside of all sight triangles;
9. Upon submittal of a Final Commercial Development Plan application, a complete parking plan in compliance with the Parking Regulations shall be submitted for review and approval. The parking plan shall include employee parking, parking for the vacuum cleaner use and access aisles throughout the site in compliance with the Parking Regulations;
10. Upon submittal of a Final Commercial Development Plan application, a complete lighting package identifying the design of the proposed lighting shall be submitted for review and approval. In addition, the lighting shall be designed to illuminate the area within the property boundaries and to shine onto adjoining properties and rights-of-way so as not to be a hazard to the passing motorist or constitute a nuisance of any kind;
11. Upon submittal of a Final Commercial Development Plan application, elevations of the screening fence for the dumpster shall be submitted for review and approval and shall include building material(s) and the proposed color palette;
12. Upon submittal of a Final Commercial Development Plan application, the location, size and noise rating of all exterior mechanical equipment shall be submitted for

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- review and approval. In addition, the equipment shall be screened from all adjacent properties, including rooftop facilities;
13. All currently adopted Fire Codes 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 addition, prior to issuance of a building permit, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;
 14. The structure shall be used as a car wash unless otherwise specifically authorized as a stipulation of the Final Commercial Development Plan application or a subsequent Major Amendment to the Commercial Development Plan shall be obtained;
 15. All provisions of the General Commercial District shall be met unless an exception is specifically authorized as a stipulation of this Initial Commercial Development Plan, the Final Commercial Development Plan application or a subsequent Major Amendment; and,
 16. 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. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

GENERAL COMMENTS:

(Update, July 30, 2007. All revised and/or added text is shown in bold print.) This item was continued at the July 26, 2007 Planning Commission meeting to allow the applicant to submit additional information. The applicant has subsequently submitted a revised site plan for review and approval.

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.

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;

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- 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 has reviewed the revised site plan and has noted the following considerations:

Approach Design: The revised site plan shows a 38 foot wide approach and a 32 foot wide approach along Berniece Street and Timmons Boulevard, respectively. The Street Design Criteria Manual states that a maximum 28 foot wide approach is allowed for a commercial use. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, the site plan be revised to comply with the Street Design Criteria Manual or an Exception to allow the proposed approach designs must be obtained.

Vacuum Cleaner Pads: The revised site plan identifies a vacuum cleaner pad in the northwest corner of the parking lot and a second vacuum cleaner pad along the west lot line. However, the site plan does not show customer parking adjacent to the pads. In addition, it appears that any parking adjacent to the pads will interfere with the proposed handicap accessible parking space located in the northwest corner of the site and that the parking spaces will encroach into the access aisles. As such, staff is recommending that prior to submittal of a Final Commercial Development Plan application, the site plan be revised to show adequate circulation around the vacuum cleaners and customer parking adjacent to the vacuum cleaner(s). In addition, the site plan must be revised to show the vacuum cleaner pads located a minimum distance of 25 feet from Timmons Boulevard right-of-way and Berniece Street right-of-way.

Sewer: The revised site plan shows a six inch sanitary sewer service extending from Timmons Boulevard to serve the proposed car wash. Staff is recommending that upon submittal of a Final Commercial Development Plan application, complete sewer plans be submitted for review and approval. In particular, the sewer plans must show the location of sewer cleanouts every 100 feet for six inch service line(s). The sewer plans must also include the design and location of any proposed grease and mud traps.

Drainage: The property is located in the Race Track Drainage Basin. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, a drainage plan in compliance with the Race Track Drainage Basin Plan be submitted for review and approval demonstrating that discharge from the property

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will not exceed pre-development flow rates or on-site detention must be provided.

Design Features: To date, structural elevations of the proposed car wash and vacuum cleaner pads have not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Commercial Development Plan, complete elevations of all of the proposed structures and a proposed color palette be submitted for review and approval.

Lighting Plan: The site plan identifies lighting within the parking area. However, to date the design of the proposed lighting has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Commercial Development Plan application, a complete lighting package identifying the design of the proposed lighting be submitted for review and approval. In addition, the lighting must be designed to illuminate the area within the property boundaries and to shine onto adjoining properties and rights-of-way so as not to be a hazard to the passing motorist or constitute a nuisance of any kind

Legal Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received several telephone calls of inquiry. None of the callers voiced concern with the proposed use of the property.