

STAFF REPORT  
August 23, 2007

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**No. 07PD061 - Planned Commercial Development - Final Development Plan      ITEM 22**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Midland Rushmore, LLC
REQUEST	<b>No. 07PD061 - Planned Commercial Development - Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	<p>A portion of the W1/2 of the SW1/4 of Section 29, and a portion of the SE1/4 of the SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota. More fully described as follows: Commencing at the Section Corner common to Sections 29, 30, 31, 32, T2N, R8E, BHM, thence N17°00'43"E, a distance of 726.66 feet to the point of beginning; Thence, first course N61°10'46"W, a distance of 250.17 feet; Thence, second course: N28°40'12"E, a distance of 46.12 feet; Thence, third course: N61°13'39"W, a distance of 47.70 feet; Thence, fourth course: N41°43'19"W, a distance of 37.74 feet; Thence, fifth course: N28°40'12"E, a distance of 58.62 feet; Thence, sixth course: S61°19'48"E, a distance of 83.25 feet; Thence, seventh course: N28°40'12"E, a distance of 163.57 feet; Thence, eighth course: N05°21'27"W, a distance of 36.20 feet; Thence, ninth course: N28°40'12"E, a distance of 184.06 feet; Thence, tenth course: N17°59'12"E, a distance of 23.45 feet; Thence, eleventh course: N12°29'03"E, a distance of 19.50 feet; Thence, twelfth course: S77°30'57"E, a distance of 201.67 feet; Thence, thirteenth course: S18°41'27"W, a distance of 21.84 feet; Thence, fourteenth course: S71°18'33"E, a distance of 168.39 feet; Thence, fifteenth course: N19°01'01"E, a distance of 117.78 feet; to the point curve; Thence, sixteenth course: curving to the right, on a curve with a radius of 106.09 feet, a delta angle of 34°24'46", a length of 63.72 feet, a chord bearing of N36°57'06"E, and chord distance of 62.77 feet, to the point of tangency; Thence, seventh course: N54°09'56"E, a distance of 21.19 feet, to the point of curve; Thence, eighteenth course: curving to the right, on a curve with a radius of 206.00 feet, a delta angle of 04°37'45", a length of 16.64 feet, a chord bearing of N56°28'49"E, and chord distance of 16.64 feet, to the point of tangency; Thence, nineteenth course: N58°47'42"E, a distance of 16.31 feet; Thence, twentieth course: S30°12'35"E, a distance of 34.34 feet; Thence, twenty-first course: S58°47'42"W, a distance of 83.23</p>

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feet; Thence, twenty-second course: S19°01'01"W, a distance of 166.07 feet; Thence, twenty-third course: S26°43'15"W, a distance of 1.69 feet; Thence, twenty-fourth course: N71°13'41"W, a distance of 80.63 feet; Thence, twenty-fifth course: N64°08'06"W, a distance of 37.98 feet; Thence, twenty-sixth course: N70°47'36"W, a distance of 74.50 feet; Thence, twenty-seventh course: S18°41'27", a distance of 236.38 feet; Thence, twenty-eighth course: S22°13'06"E, a distance of 47.56 feet; Thence, twenty-ninth course: S28°40'12"W, a distance of 281.72 feet, to the point of beginning

PARCEL ACREAGE	Approximately 3.437 acres
LOCATION	East of LaCrosse Street and south of U.S. Interstate 90
EXISTING ZONING	General Commercial District (Initial Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District - Light Industrial District
South:	Low Density Residential District - General Commercial District - General Agriculture District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/27/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

**RECOMMENDATION:**

Staff recommends that the Planned Commercial Development - Final Development Plan be continued to the September 6, 2007 Planning Commission meeting to allow the applicant to revise the boundaries of the Planned Commercial Development as requested by the applicant and to allow the applicant to submit additional information.

**GENERAL COMMENTS:**

The applicant has submitted a Final Commercial Development Plan to construct "Scheels", a 50,000 square foot sporting goods retail store with a full basement, as a part of the Rushmore Crossing development. In addition, the applicant has submitted a Final Commercial Development Plan (#07PD060) to construct 1057 parking spaces with landscaping within the eastern portion of Rushmore Crossing development. The applicant has also submitted a Final Commercial Development Plan (#07PD062) to construct 129 parking spaces with landscaping within the central portion of the Rushmore Crossing development.

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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 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.

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.

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STAFF REVIEW:

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

Design Features: The applicant has submitted structural elevations for the commercial structure identifying a one story building with a peaked roof along a portion of the center of the structure. The balance of the roof has been designed as a flat roof. The applicant has indicated that the structure will be constructed with 12 inch concrete masonry unit wall finish, stone veneer, cast stone and exterior insulation finish system. In addition, the applicant has submitted colored elevations and sample building materials identifying that the structure will be constructed in shades of brown with hunter green accents along the entrance. The side and rear elevations consist of tan colored concrete masonry block wall finish with no additional architectural features. However, future commercial development is anticipated around the entire structure. As such, staff is recommending that the building elevations be revised to show additional design features along the sides and rear of the building. As an example, banding with alternate color schemes, cornices, arches, decorative brick work, decorative metal work, additional roof details etc. could be incorporated into the design of the proposed building.

The applicant has submitted a site plan showing the sight line of the roof top mechanical equipment from the parking lot located in the front of the commercial building. In particular, the site plan identifies that the roof top mechanical equipment is not visible from the parking lot. However, all roof top mechanical equipment must be screened from view along all four sides of the equipment. As such, staff is recommending that the applicant submit revised elevations showing the screening as identified.

The applicant has also submitted a colored elevation showing the roof as dark gray in color. Staff is recommending that the applicant confirm that the proposed color is dark gray as shown.

Staff is recommending that the Final Commercial Development Plan be continued to allow the applicant to submit the additional information as identified above.

Signage: The proposed lot does not abut right-of-way. Instead an access easement extending south from Eglin Street will serve as access to the proposed lot. As such, the Sign Code limits signage on the property to a maximum of 24 square feet. The applicant is proposed to construct two signs along the front of the building, a 2 foot six inch by 21 foot five inch illuminated entrance sign and a four foot by 34 foot three inch illuminated sign east of the entrance resulting in a total of 193 square feet of signage. As such, staff is recommending that prior to issuance of a sign permit, the sign package be revised to comply with the Sign Code or a Variance from the Sign Board of Appeals must be obtained or the Ordinance must be amended to allow the proposed signage.

Retaining Wall: The site plan identifies a retaining wall along the north side of the loading dock ramp. Staff is recommending that prior to issuance of a building permit, the design of the retaining wall in excess of four feet be sealed and signed by a Professional Engineer.

Infrastructure Improvements: The construction plans show water mains and service lines

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extending south from Eglin Street to serve the proposed lot. Staff is recommending that the applicant identify the scope of the utilities to be constructed as a part of this phase of the development to insure that fire hydrants and mains are being provided as needed. In addition, a Final Plat must be approved prior to issuance of a Certificate of Occupancy to insure that legal access and utility easements are in place as needed.

Boundaries: The applicant has indicated that the boundaries of the Planned Commercial Development will be revised to exclude the adjacent parking lot(s) and landscaping plan. In particular, the boundaries of the Commercial Development Plan will be revised to include the footprint of the building only. In addition, the applicant has indicated that a separate Final Commercial Development Plan will be submitted to address the parking and landscaping. As such, staff is recommending that the Final Commercial Development Plan be continued to allow the applicant to revise the boundaries of the Planned Commercial Development as requested by the applicant. Parking and landscaping for this phase of the development will be reviewed as a part of the associated Final Commercial Development Plan.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the August 23, 2007 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.