

STAFF REPORT
November 8, 2007

**No. 07PD082 - Planned Commercial Development - Initial and Final ITEM 56
Development Plan**

GENERAL INFORMATION:

APPLICANT	Greg Blanc for Calvary Chapel
AGENT	Ray Hengel
PROPERTY OWNER	GLM Land Corp.
REQUEST	No. 07PD082 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	The west 250 feet of Lot 2 of Hansen Heights, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.73 acres
LOCATION	320 East St. Patrick Street
EXISTING ZONING	Neighborhood Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Neighborhood Commercial District
East:	General Commercial District
West:	Neighborhood Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/20/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

Staff will provide the Planning Commission with a recommendation at the November 8, 2007 Planning Commission meeting.

GENERAL COMMENTS: **This staff report has been revised as of October 26, 2007. All revised and/or added text is shown in bold print. This item was continued to the November 8, 2007 Planning Commission meeting to allow the applicant's request for an exception to the minimum driveway width and the minimum driveway separation to be appealed to the City Council.** The applicant is requesting approval of an Initial and Final Development Plan for a Planned Commercial Development. The subject property is located north of East Saint Patrick Street and east of Elm Avenue. Currently, a commercial building and parking lot are located on the property. The applicant has submitted plans

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proposing to convert the existing structure into a church.

On February 15, 1999 City Council approved a Conditional Use Permit ((#99UR001) to allow a recreation center on the property.

On September 5, 2007 a Planned Development Designation (#07PD077) was approved for the property.

On October 1, 2007 City Council approved a Rezoning (#07RZ050) from Neighborhood Commercial District to General Commercial District for the property.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code.

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

Building Height: Staff noted that the applicant's plans meet all the building height requirements in Section 17.18.060 of the Rapid City Municipal Code.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires that parking be provided for the property. The applicant has indicated that 90 parking stalls will be provided for the proposed use. The provision of 90 off-street parking stalls will allow a maximum of 360 seats in the proposed church. In addition, the applicant is proposing to provide two handicap accessible spaces; however, four handicap accessible spaces are required for 90 parking stalls. As such, staff recommends that the Planned Commercial Development – Initial and Final Development Plan be continued to the November 8, 2007 Planning Commission meeting to allow a revised parking plan in compliance with the minimum provisions of Section 17.50.270 of the Rapid City Municipal Code to be submitted for review and approval.

On October 23, 2007 the applicant submitted a revised parking plan with 87 parking stalls and four handicap accessible spaces. The revised parking plan meets the minimum parking requirements of Section 17.50.270 of the Rapid City Municipal Code.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. Staff noted that five light poles are shown on the site plan but it appears two light poles are located in the East Saint Patrick Street right-of-way. As such, staff recommends that the Planned Commercial Development – Initial and Final Development Plan be continued to the November 8, 2007 Planning Commission meeting to allow the applicant to verify the light poles are located outside of the street right-of-way or submit a revised site plan relocating the existing light poles out of the street right-of-way.

On October 23, 2007 the applicant submitted a revised site plan demonstrating that

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the light poles are located outside of the East Saint Patrick Street right-of-way.

Signage: Staff noted that no sign package was submitted with the application. As such, staff recommends that prior to Planning Commission approval, a sign package must be submitted showing all signage provided or the applicant shall obtain a Major Amendment to a Planned Commercial for signage in the future.

On October 23, 2007 the applicant submitted a sign package for the property. Staff is recommending 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. Staff also noted that a sign permit must be obtained prior to installation of any signage.

Screening: Staff noted that the location of dumpsters or exterior air handling units was not indicated on the plans. Prior to Planning Commission approval, a revised plan must be submitted showing the location and screening of these items.

On October 23, 2007 the applicant demonstrated that the dumpster will be located and screened at the rear of the building and that the air handling units are located on the roof and screened from view of the street.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. A minimum of 54,758 landscaping points are required for the property. The landscape plan submitted shows 40,000 landscaping points being provided. As such, staff recommends that the Planned Commercial Development – Initial and Final Development Plan be continued to the November 8, 2007 Planning Commission meeting to allow the applicant to submit a revised landscape plan in compliance with minimum provisions of Section 17.50.300 of the Rapid City Municipal Code.

On October 23, 2007 the applicant submitted a revised landscape plan providing 55,000 landscape points. The proposed landscape plan meets the minimum requirements of Chapter 17.50.300 of the Rapid City Municipal Code.

Fire Safety: Staff noted that the existing structure is fire sprinklered and fire alarmed/detected. Staff also noted that fire department access to and around the structure shall be in compliance with the International Fire Code.

Water/Sewer System: Staff noted that the location and size of the water and sewer services line were not shown on the site plan. As such, staff recommends that the Planned Commercial Development – Initial and Final Development Plan be continued to the November 8, 2007 Planning Commission meeting to allow a revised site plan with existing and proposed service be submitted for review and approval.

On October 23, 2007 the applicant submitted a revised site plan demonstrating the size and location of the existing water and sewer service lines.

Approaches: Staff noted that the existing approaches on East Saint Patrick Street do not meet

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minimum spacing requirements for approaches on an arterial street and exceed the maximum width for an approach to a commercial site. Staff noted that the east approach shall be removed and that the west approach be revised to a maximum width of 28 feet per the Rapid City Street Design Criteria Manual or the applicant shall obtain an exception to the Rapid City Street Design Criteria Manual. In addition the applicant shall obtain an exception to the Rapid City Street Design Criteria Manual to take access from the higher traveled street. As such, staff recommends that the Planned Commercial Development – Initial and Final Development Plan be continued to the November 8, 2007 Planning Commission meeting to allow the applicant to submit a revised site plan for review and approval or obtain the required exceptions to the Rapid City Street Design Criteria Manual.

On October 23, 2007 the applicant requested exceptions (#07EX109, #07EX110, and #07EX111) to the Rapid City Street Design Criteria Manual to increase the maximum driveway width from 28 feet to 40 feet, to take access from the higher traveled street, and to decrease the minimum spacing requirements for approaches on an arterial street from 150 feet to 75 feet. The exception (#07EX109) to the Rapid City Street Design Criteria Manual to take access from the higher traveled street was approved. However, the exceptions (#07EX110 and #07EX111) to the Rapid City Street Design Criteria Manual to increase the maximum driveway width from 28 feet to 40 feet and to decrease the minimum spacing requirement from 150 feet to 75 feet for approaches on an arterial street were denied. The applicant has appealed the denial of the exceptions to City Council. The Public Works Committee considered these items October 30, 2007. Due to numerous tie votes, the items were sent to the City Council without recommendation. The City Council will consider these items at the November 5, 2007 City Council meeting. As such, staff will provide the Planning Commission with a recommendation at the November 8, 2007 Planning Commission meeting.

East Saint Patrick Street Right-of-Way: East Saint Patrick Street adjacent to the property is currently located in an 80 foot wide right-of-way. East Saint Patrick Street is identified as an arterial street on the Major Street Plan requiring that it be located in a 100 foot wide right-of-way. Staff noted that if the property is replatted in the future, additional right-of-way along East Saint Patrick Street will need to be dedicated to meet the minimum right-of-way requirements for an arterial street.

Notification: The required sign has been posted on the property and the receipts from the required notification of surrounding property owners have been returned.

Staff is recommending that this item be continued to the November 8, 2007 Planning Commission meeting to allow the applicant to submit the required information. **This item was continued to the November 8, 2007 Planning Commission meeting to allow the applicant to submit the required information. Staff will provide a recommendation at the November 8, 2007 Planning Commission meeting.**