

STAFF REPORT
January 10, 2008

**No. 07PD098 - Planned Commercial Development - Initial and Final ITEM 65
Development Plan**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 07PD098 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Tract C-2 of McMahon Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.39 acres
LOCATION	West of Haines Avenue and north of Kathryn Avenue
EXISTING ZONING	General Commercial District - Medium Density Residential District
SURROUNDING ZONING	
North:	Mobile Home Residential II District
South:	General Commercial District - Medium Density Residential District
East:	General Agriculture District - General Commercial District
West:	Low Density Residential District - Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/13/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the January 24, 2008 Planning Commission meeting to allow the applicant to submit the required information.

The applicant is requesting approval of an Initial and Final Development Plan for a Planned Commercial Development. The subject property is located north of Kathryn Avenue and west of Haines Avenue. Currently, the subject property is void of structural development. The applicant has submitted plans proposing to construct a convenience store with an "off-sale liquor establishment" on the subject property.

STAFF REPORT
January 10, 2008

**No. 07PD098 - Planned Commercial Development - Initial and Final ITEM 65
Development Plan**

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 and has noted the following issues:

Approaches: Staff noted that the proposed approaches on Haines Avenue and Kathryn Avenue exceed the maximum width for an approach to a commercial site. Staff noted that the approaches shall 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 revise the plans removing the approach along Haines Avenue or 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 January 24, 2008 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.

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy.

Parking Plan: The Rapid City Municipal Code requires that 45 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 48 off-street parking stalls with two being handicapped accessible. However, only two stacking stalls are provided for the car wash. Staff also noted that the site plan and the floor plan for the car wash do not match. Staff noted that the proposed parking plan meets the minimum 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 no lighting package was submitted with the application. Prior to Planning Commission approval, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to reflect light toward the parking areas.

Signage: Staff noted that no sign package was submitted with the application. Prior to Planning Commission approval, a sign package must be submitted showing all signage proposed.

Fencing: Staff noted that the properties to the west and north of the proposed project are zoned various types of residential districts. When a general commercial zoning district is adjacent to a residential district, an opaque ornamental screening fence not less than 5 nor more than 6 feet in height shall be constructed along the adjacent property lines and shall be maintained in good condition. Prior to Planning Commission approval, a revised plan must be submitted showing the location of the proposed fence to screen these properties.

Screening: Staff noted that the screening 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.

STAFF REPORT
January 10, 2008

**No. 07PD098 - Planned Commercial Development - Initial and Final ITEM 65
Development Plan**

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted shows 100,094 landscaping points provided which exceeds the 97,918 points required. A minimum of fifty percent of the required landscaping shall be located in the parking lot or within twenty feet of the parking lot. The landscape plan submitted shows 49,167 landscaping points provided within the parking lot area which exceeds the 40,167 points required. Staff noted that the proposed landscape plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Fire Safety: Staff noted that all applicable provisions of the International Fire Code shall be continually met.

Police Department: The Rapid City Police Department is reviewing the issue of an off-sale liquor store at this location. As such, staff would recommend that this item be continued to the January 24, 2008 Planning Commission to allow the Rapid City Police Department to complete their review.

Drainage and Grading: Staff noted that the drainage and grading plans were previously approved through the building permit process.

Wastewater System: Staff noted that the cleanouts shall not exceed a distance of 100 feet for a six inch diameter pipe. It appears the cleanouts are located approximately 145 feet apart. Prior to Planning Commission approval, a revised utility plan shall be submitted for review and approval.

Design Standards: Staff noted that the applicant submitted building elevations indicating the structure will be constructed with Dryvit and masonry siding and will be earth tone in color.

Notification Requirement: As of this writing, the sign has not been posted on the property and the certified mailings have not been returned. Staff will notify the Planning Commission at the January 10, 2008 Planning Commission meeting if the notification requirements have not been met.