

STAFF REPORT
March 6, 2008

No. 07PD102 - Planned Commercial Development - Initial Development Plan **ITEM 39**

GENERAL INFORMATION:

APPLICANT/AGENT	Michael Derby
PROPERTY OWNER	Derby Advertising, Inc.
REQUEST	No. 07PD102 - Planned Commercial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lots B thru M and W of Kashmir Subdivision, located in the NE1/4 SE1/4, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.81 acres
LOCATION	2720 Chapel Lane
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Flood Hazard District
South:	General Commercial District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	Public Water and Sewer
DATE OF APPLICATION	12/14/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial Development Plan be continued to the March 27, 2008 Planning Commission meeting.

GENERAL COMMENTS:

(Update February 20, 2008. All revised text is shown in bold.) On February 19, 2008, the applicant met with staff to discuss the proposed project. Off-street parking requirements and potential platting alternatives were discussed.

The applicant indicated that a revised site plan and floor plan of the proposed resort will be submitted. As of this writing, that information has not been submitted for review and approval. Staff recommends that this item be continued to the March 27, 2008 Planning Commission meeting to allow the applicant time to submit the revised

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information.

(Update February 13, 2008. All revised text is shown in bold). On February 12, 2008, staff met with the applicant to discuss the off-street parking requirements. The applicant has requested an additional meeting with Growth Management staff to discuss potential platting, and engineering issues. The applicant has requested that this item be continued to the March 6, 2008 Planning Commission meeting.

(Update January 29, 2008, All revised text is shown in bold.) This item was continued at the January 24, 2008 Planning Commission meeting at the applicant's request. The applicant has indicated that additional on-site parking is available that was not identified on the previously submitted site plan. As of this writing an updated site plan has not been submitted for review and approval. The applicant has requested that this item be continued to the February 21, 2008 Planning Commission meeting. Staff recommends that this item be continued to the February 21, 2008 Planning Commission meeting at the applicant's request.

The applicant has submitted a Planned Commercial Development- Initial Development Plan. The property is located at 2720 Chapel Lane. Currently a restaurant, motel, and a series of rental cabins are located on the property. The applicant is proposing to redevelop the 2.81 acre property and construct a full service upscale resort. The applicant has indicated that the existing restaurant located on the property will remain.

On May 16, 1994 the City Council approved a Planned Commercial Development (#1296) for a restaurant on the property. On August 18, 1997, the City Council approved a Major Amendment to a Planned Commercial Development (#1609) to allow an 11,000 square foot restaurant and an on-sale liquor establishment on the property. On April 4, 2002, the Planning Commission approved a Major Amendment to the Planned Commercial Development (#02PD010) to allow the expansion for outdoor seating. On April 4, 2002, the Planning Commission approved a Conditional Use Permit (#02UR007) for the property to allow a temporary structure in the Flood Hazard Zoning District for 15 event days per year. On February 9, 2006, the Planning Commission approved a Major Amendment to the Planned Commercial Development (#05PD088) to allow utilizing a house and motel on the property for private catering functions and overnight accommodations, convert a storage area into a micro winery and remodel the garage of the house into a jacuzzi suite. On October 2, 2006 the Planning Commission approved a Major Amendment to a Planned Commercial Development (#06PD069) to allow the applicant a time extension until June 15, 2007 to pave the street and parking lots on the property as required by the Major Amendment to the Planned Commercial Development (#05PD088) approved on February 9, 2006.

STAFF REVIEW:

Staff has reviewed the applicant's request for a Planned Commercial Development-Initial Development Plan and noted the following considerations:

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ELEVATIONS

The applicant has submitted photographs of a similar resort to what is being proposed. However in order for a thorough review by staff a materials list with all proposed elevation, building materials, and a color pallet is needed. Upon submittal of a Planned Commercial Development Final Development Plan staff recommends that the applicant submit elevation drawings, as well as, a material sample list of all proposed building material for the elevations, and a color pallet.

The applicant has submitted floor plans identifying the structure as four stories in height, which meets the height requirement in a General Commercial Zoning District.

USE:

The existing use on the property is a full service restaurant, a motel and cabins that offer 25 rooms collectively. The applicant is proposing a resort use for the property. The applicant's site plan identifies a four story building with 67 units. In addition the existing restaurant on-site is to remain in place, and the applicant plans to construct an additional 3250 square feet of restaurant space. The applicant has not stated if the additional restaurant space is to be open to the public or to be used by the resort patrons only.

PARKING:

The applicant's site plan identifies 130 off-street parking spaces. None of the parking spaces on the site plan are designated as handicap spaces. Staff has noted that five (5) handicap spaces are required, two of which are to be van accessible. The existing restaurant use requires 121 parking spaces, the proposed restaurant use requires 35 parking spaces (11 off-street parking spaces per 1,000 square feet of gross floor area), and the proposed resort use (based on units) requires 67 parking spaces. Staff has noted that a total of 223 off-street parking spaces are required. Upon submittal of a Planned Commercial Development-Final Development Plan the applicant shall submit a parking plan to identify 223 off-street parking spaces.

LANDSCAPING:

A landscaping plan was not submitted as part of this review. Upon submittal of a Planned Commercial Development-Final Development Plan the applicant shall submit a landscaping plan that meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

LIGHTING:

The area in which the property is located is in close proximity to both residences and a City park. Staff has concerns that site lighting could potentially cause adverse effects on these surrounding properties. Upon submittal of a Planned Commercial Development-Final Commercial Plan staff recommends the applicant submit for review and approval a site lighting plan identifying foot candle strength of all proposed lights all directed away from adjacent property.

FLOODPLAIN:

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A small portion of the property is located within the Federally designated 100 year flood plain. Prior to the issuance of a Building Permit the applicant is required to obtain a Flood Plain Development permit. In addition base flood elevation information shall be submitted for review and approval upon submittal of a Planned Commercial Development- Final Development Plan.

WATER & SEWER:

Staff has noted that this development is part of the City of Rapid City Water System. Upon submittal of Planned Commercial Development-Final Development Plan the applicant is required to submit data demonstrating that adequate fire and domestic water flows are available for such development.

Sewer service to the site is provided by Rapid Canyon Sanitary District. Upon submittal of a Planned Commercial Development-Final Commercial Plan staff recommends the applicant submit for review and approval data demonstrating that adequate sewer flow capacity is available for such development, and that the District has reviewed and approved the data.

SHORE LANE:

Staff has noted that Shore Lane currently does not meet the standards of a Lane/ Place Street. Shore Drive currently has a right-of-way width of 30 feet and a pavement width of 20 feet. A Commercial Street requires a minimum right-of-way width of 59 feet and a minimum pavement width of 26 feet. Any future subdivision of the property will require the street to be built to City standards including the dedication of 29 feet of right-of-way, and the installation of sidewalk, curb, gutter and street light conduit.

Staff has noted that the applicant's driveway width as identified measures 78 feet in width. Per the Street Design Criteria Manual a 28 foot driveway width is allow for a commercial use. Upon submittal of a Planned Commercial Development- Final Commercial Plan the applicant shall submit a revised site plan showing a 28 foot wide driveway or submit an Exception request to have a driveway width of 78 feet in lieu of 28 feet as per the Street Design Criteria Manual.