

STAFF REPORT
May 22, 2008

No. 08PD020 - Planned Commercial Development - Final Development Plan ITEM 45

GENERAL INFORMATION:

APPLICANT	Sam's West, Inc.
AGENT	BFA, Inc.
PROPERTY OWNER	Rapid Center, LLC
REQUEST	No. 08PD020 - Planned Commercial Development - Final Development Plan

EXISTING
LEGAL DESCRIPTION

A tract of land being part of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, SD to wit: Beginning at the Northwest corner of Lot 3 of Forefather Flats Subdivision, said point also being in the South line of Lot 1 of said subdivision. Thence along the West line of said Lot 3 S00°00'05"W 282.04 feet to a point; continuing along said West line of said Lot 3 S90°00'00" E 10.01 feet to a point; thence S00°00'00"E 457.63 feet to a point on the North right-of-way line of South Dakota Interstate 90; thence leaving said west line along said North Right-of-Way line N89°50'04"W 778.03 feet to a point; thence leaving said North Right of Way line N00°00'05"E 397.00 feet to a point; thence N89°59'55"W 8.00 feet to a point; thence N00°00'05"E 263.76 feet to a point; thence N15°10'08"W 15.41 feet to a point; thence N74°49'52"E 174.18 feet to a point; thence on a curve deflecting to the right having a radius of 465.50 feet, an arch length of 123.25 feet, a chord bearing of N82°24'59"E and a chord distance of 122.89 feet to a point; thence S89°59'55"E 364.93 feet to a point at the Southwest corner of Lot 1 of said subdivision; thence along the South line of said Lot 1 N90°00'00"E 125.18 feet to the point of beginning containing 13.03 acres; and, Commencing at the Northwest corner of Lot 1 of Forefather Flats Subdivision, said point also being a point on the South Right-of-Way line of East Mall Drive, thence along said South Right-of-Way S89°53'22"W 634.76 feet to the point of beginning; thence leaving said South Right-of-Way line S00°00'05"W 186.71 feet to a point; thence S15°10'08" E 48.64 feet to a point; thence S74°49'52" W 34.00 feet to a point; thence N15°10'08"W 14.00 feet to a point; thence S74°49'52"W 70.55 feet to a point; thence N89 59'55"W 91.82 feet to a point; thence on a curve deflecting to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a chord bearing of N44°59'55"W and a chord distance of 42.43 feet to a

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point, thence N00°00'05"E 180.54 feet to a point; thence on a curve deflecting to the right having a radius of 50.00 feet, an arc length of 41.04 feet, a chord bearing of N23°31'04"E and a chord distance of 39.90 feet to a point on the South Right-of-Way line of East Mall Drive, thence along said Right-of-Way line N89°53'22"E 197.74 feet to the point of beginning, containing 1.19 acres.

PARCEL ACREAGE	Approximately 14.208 acres
LOCATION	North of Interstate 90 and south of East Mall Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District - Light Industrial District (Planned Development Designation) - Light Industrial District
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/25/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Final Development Plan be continued to the June 5, 2008 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Final Commercial Development Plan to construct a 139,620 square foot retail store to be known as "Sam's Club" on proposed Lot 1 and to construct a gas station and carwash on proposed Lot 3 of the property. In addition, the applicant has submitted a Preliminary Plat (File #08PL066) to create three lots leaving an approximate 36 acre non-transferable unplatted balance. The applicant has also submitted a Variance to the Subdivision Regulations (File #08SV030) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer and to reduce the width of the proposed access easements from 59 feet to 26 feet; to waive the requirement to install sidewalk along the north side of East Mall Drive; to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer, pavement and additional right-of-way along Beale Street; and, to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Interstate 90 as they abut the property.

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On June 4, 2007, the City Council approved a Preliminary Plat application (File# 07PL060) to create three lots, which included Phase One and Phase Two of the proposed "Rapid Center" development.

On June 18, 2007, the City Council approved a Fence Height Exception (File# 07FV003) to allow a six foot high galvanized chain link fence to be constructed along the south side of the property as it abuts Interstate 90.

On June 20, 2007, the City approved a Final Plat (File #07PL078) creating Lots 1, 2 and 3 of Forefather Flats Subdivision, which included Phase One and Two of the proposed "Rapid Center" development.

On July 26, 2007, the Planning Commission approved an Initial Commercial Development Plan (File #07PD046) to allow a commercial development on 53.71 acres, which included this property. The applicant indicated that the commercial development would include 569,000 square feet of commercial use(s). In addition, the applicant indicated that the development would be known as "Rapid Center" and would be constructed in four phases.

On September 6, 2007, the Planning Commission approved a Final Commercial Development Plan (File #07PD071) to construct an 80,028 square foot retail sporting and hunting goods store to be known as "Cabela's" on Lot 3 of Forefather Flats Subdivision.

The property is located north of Interstate 90 and south of East Mall Drive and is currently void of any structural development.

STAFF REVIEW:

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

Infrastructure Improvements: Construction plans have been submitted for review and approval as a part of the associated Preliminary Plat application. The construction plans show the construction of access streets, utilities, and drainage improvements for the proposed commercial development. However, additional information must be submitted for review and approval in order to determine that all of the infrastructure improvements are being provided for this development. In particular, a plan and profile for the water main(s) must be submitted for review and approval. In addition, water and wastewater flow calculations must be submitted for review and approval. Additional drainage information must also be submitted for review and approval providing stormwater flow and piping capacity calculations for downstream of the site. An Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual and a Stormwater Quality Plan must also be submitted for review and approval. Staff is recommending that this item be continued to allow the applicant to submit the additional information as identified.

Master Plan: A Master Plan showing the phasing of the development was submitted with the previous Preliminary Plat application to create Lots 1, 2 and 3 of Forefather Flats Subdivision. The applicant has subsequently revised the layout of the property and, as such, submitted a revised Master Plan as a part of this application. Staff has reviewed the revised Master Plan and noted that internal circulation between commercial use(s) has been

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limited. In particular, the access aisle located along the north side of the Cabela's store and the Sam's Club store terminates into a row of parking spaces as it extends west into a future phase of the development. The revised Master Plan has also eliminated Approach No. 3 from along East Mall Drive. In addition, the revised Master Plan has eliminated a majority of the sidewalks within the proposed development. As such, staff is recommending that this item be continued to allow the applicant to submit a revised Master Plan identifying a primary access to each of the proposed uses to serve as a major entryway focusing traffic within the development. In addition, the Master Plan must be revised to show additional interior access within the overall development. The Master Plan must also be revised to show pedestrian access from E. Mall Drive to the proposed commercial use(s) and pedestrian access between the use(s).

Traffic Impact Study: The applicant had previously submitted a Traffic Impact Study with the previous Preliminary Plat application for Lots 1 through 3 of the Forefather Flats Subdivision. Subsequently, a draft agreement has been generated by the City Attorney's Office identifying when certain improvements will be needed. Staff is recommending that prior to Planning Commission approval, the agreement be signed by the applicant and returned to the Growth Management Office for recording.

The Traffic Impact Study also identified a turn lane at Approach No. 3. However, the Preliminary Plat identifies that this approach is being eliminated. As such, the Traffic Impact Study must be revised to address the elimination of the approach and to identify if a turn lane is now needed at Approach No. 2. Staff is recommending that this item be continued to allow the applicant to revise the Traffic Impact Study and construction plans as needed.

Design: The applicant has submitted elevations for the Sam's Club retail store identifying that the building is one story with a parapet along the front and a portion of the rear of the building. The applicant has also submitted elevations for the carwash and gas station identifying that both structures will be one story with flat roofs. In addition, the structures will be constructed with concrete masonry units, metal siding, drivet and glass. The color scheme includes shades of brown and blue with blue banding. To date, the applicant has not shown the location of roof top mechanical equipment or screening for the equipment. In addition, the color of the roofs has not been identified. Screening of the loading area located on the rear of the building has also not been shown.

Staff has reviewed the elevations and noted that they are not within the same character or design standard as the previously approved building for the first phase of this development. In particular, architectural features such as wood, timber, decorative brick, decorative cornices, decorative metal work, etc. have not been included in the design of the Sam's Club site. During the review of the first phase of the development, staff noted that Interstate 90 serves as a gateway to our community. As such, development of the site must enhance the entryway along interstate 90. In addition, since the rear of the building(s) will abut Interstate 90, they must be designed with store front features.

Staff is recommending that the Final Commercial Development Plan be continued to allow the applicant to submit revised elevations that include character and design standards as per the previously approved phase of the development and to enhance the entryway along Interstate 90.

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Trash Receptacles: The site plan shows a trash compactor along the south side of the Sam's Club retail store as it abuts Interstate 90. In addition, a "bale and recycling area" is shown along the east side of the building. The applicant has not demonstrated any screening around either area. As such, staff is recommending that this item be continued to allow the applicant to submit elevations for the screening which includes dimensions, building materials and colors.

Truck Route: The applicant has submitted a site plan showing the proposed truck routes to the retail store and the carwash and gas station. However, the site plan has been reduced and is no longer to scale. As such, staff can not determine if the proposed truck route meets the minimum radii and turning movement requirements. In addition, the site plan shows truck traffic to the Sam's Club retail store entering and exiting across Cabela's property. As such, the applicant must submit a copy of a recorded access easement to allow the truck traffic to access across the adjacent property. Staff is recommending that this item be continued to allow the applicant to address the truck route issues as identified.

Easements: The site plan shows vehicular access between the existing and proposed lots within the development. As such, an access easement must be secured on each lot as needed to allow internal access between the properties. Staff is recommending that this item be continued to allow the applicant to record access easements as needed.

Parking: The proposed 139,620 square foot Sam's Club retail store requires that a minimum of 699 parking spaces be provided. Fourteen of the parking spaces must be handicap accessible with two of the spaces being "van accessible". The parking plan identifies 705 parking spaces with 15 handicap accessible spaces. In addition, two of the handicap spaces are "van accessible". The parking plan for the Sam's Club site complies with the Parking Regulations.

The applicant has also submitted a site plan showing three stacking lanes for the carwash. In addition, the site plan demonstrates access through the site with vehicles at each of the gas pump stations with the exception of vehicles along the western bay of pumps. It appears that vehicles are not shown at this pump station in order to provide an exit lane through the site. In addition, no other parking is being provided on the site. Even if the carwash and gas station are self-service, employee parking must be provided in order to maintain the facilities. If the applicant is proposing to utilize parking on the Sam's Club retail store site, than a parking agreement must be executed since the property is being platted separating the uses on individual lots. Staff is recommending that this item be continued to allow the applicant to address the parking issues as identified.

Approach Design: The applicant's site plan shows a 137 foot wide approach along the south lot line of the carwash and gas station site. However, the Street Design Criteria Manual allows a maximum driveway width of 28 feet. As such, staff is recommending that this item be continued to allow the applicant to revise the site plan as per the Street Design Criteria Manual or an Exception must be obtained to allow the proposed approach.

Pedestrian Access: As noted above, the revised Master Plan has eliminated a majority of the sidewalks from the development. In particular, several of the proposed boulevards at the

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entrance points have been eliminated, which also eliminated the pedestrian walkways. However, this is a commercial shopping complex requiring that pedestrian access be provided between the uses. Staff is recommending that this item be continued to allow the applicant to revise the site plan and construction plans as needed to provide pedestrian access through the property. In particular, pedestrian access from E. Mall Drive to the proposed commercial use(s) and pedestrian access between the use(s) must be provided.

Lighting Plan: The site plan identifies lighting within the parking area. Staff is recommending that lighting be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

Landscaping: A minimum of 477,288 landscaping points are required. In addition, 15 planter islands must be provided. The applicant's site plan identifies that 491,440 landscape points are being provided with 17 planter islands. The landscaping plan exceeds the minimum requirements of the Landscape Regulations.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). The Fire Department has also indicated that prior to issuance of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, the proposed structures must have fire sprinkler systems and be fire alarmed as per the currently adopted International Fire Code. Staff is recommending that the currently adopted International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned and the sign has not been posted on the property. Staff will notify the Planning Commission at the May 22, 2008 Planning Commission meeting if these requirements have not been met.

Staff is recommending that this item be continued to allow the applicant to address the issues as identified above.