

STAFF REPORT
August 7, 2008

No. 08PD037 - Major Amendment to a Planned Commercial Development

ITEM 6

GENERAL INFORMATION:

APPLICANT	Bank West, Inc.
AGENT	Eric DeYoung for BKU Group
PROPERTY OWNER	BankWest, Inc.
REQUEST	No. 08PD037 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Tract 2 of Tuscany Square Subdivision, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.77 acres
LOCATION	311 Omaha Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Flood Hazard District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/11/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the following stipulations:

1. Prior to Planning Commission approval, revised elevations of the bank shall be submitted for review and approval. In particular, revised elevations shall show the pitched portion of the roof designed with a similar terracotta tile currently used in the first phase of the development in lieu of a metal roof;
2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. Prior to issuance of a building permit, a grading plan and a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include drainage

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- calculations accounting for site alterations and changes to drainage flow patterns as a result of the proposed construction;
4. Prior to issuance of a building permit, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval. In addition, an Erosion and Sediment Control Permit shall be obtained prior to the start of any construction;
 5. A Permit to Work in the Right-of-way shall be obtained prior to the start of any construction in the street rights-of-way;
 6. The proposed structure shall conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Planned Commercial Development;
 7. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
 8. A minimum of 25,850 landscaping points shall be provided. In addition, the landscaping shall be designed to reduce the heat, noise, wind and air turbulence and the glare of automobile lights within the parking lot and shall be planted with the specific size and plant material proposed. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
 9. A minimum of 26 parking spaces shall be provided with a minimum of one van accessible handicap parking space. In addition, a minimum of three stacking spaces shall be provided at each teller window and the ATM machine for a total of 12 stacking spaces. All provisions of the Off-Street Parking Ordinance shall be continually met;
 10. The trash receptacle shall be located in compliance with the proposed plan and screened along all four sides;
 11. The currently adopted International Fire Code shall be continually met. In particular, fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, prior to issuance of a building permit, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;
 12. The lighting shall 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;
 13. The structure on Tract 2 shall be used as a bank with drive through teller windows and an ATM machine or a Major Amendment to the Commercial Development Plan shall be obtained;
 14. All provisions of the General Commercial District shall be met unless an exception is specifically authorized as a stipulation of this Major Amendment to a Planned Commercial Development or a subsequent Major Amendment; and,
 15. The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the

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use as approved has ceased for a period of two years. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Commercial Development to construct a 6,300 square foot bank on the property with drive through teller windows and an ATM machine. The property, Tract 2 of Tuscany Square Subdivision, is a part of the Tuscany Square Planned Commercial Development.

On April 5, 2007, the Planning Commission approved a Commercial Development Plan to allow a 64,237 square foot retail building and a 13,300 square foot strip mall as Phase One of the Tuscany Square development. A stipulation of approval requires the review and approval of a Major Amendment to the Commercial Development Plan prior to any future development on Tract 2 of Tuscany Square Subdivision. This Major Amendment to the Commercial Development Plan will allow Tract 2 to be developed.

The property is located south of Omaha Street and west of Third Street. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Commercial Development Plan and has noted the following considerations:

Design Features: The applicant has submitted an elevation of the bank showing the building as a one story structure with a flat roof, accented with a pitched metal roof over the front entrance. The applicant has also indicated that the building will be constructed of brick and stone masonry. In addition, the applicant has indicated that the stone will match the stone used in Phase One of the Tuscany Square development. The brick will also be a similar color to match the terra cotta used in Phase One.

Staff has received a complaint that the red metal roofing proposed for the pitched portion of the roof does not match the existing roof designs in the first phase of the development. Staff has subsequently reviewed the site and noted that a similar terracotta tiled roof on this structure would conform more with the existing development on the site. As such, staff is recommending that prior to Planning Commission approval, revised elevations of the bank shall be submitted for review and approval. In particular, the revised elevations must show the pitched portion of the roof designed with a similar terracotta tile currently used in the first phase of the development in lieu of a metal roof.

The applicant has submitted a roof top elevation showing two roof top units. The parapet along the roof top will serve to screen the two roof top units. The applicant has also indicated that the roof will be cream in color.

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Parking: The applicant has indicated that the 6,300 square foot structure will be used as a bank with three drive through teller windows and one drive through ATM machine. A minimum of 26 parking spaces are required with one of the spaces being "van" handicap accessible. In addition, a minimum of three stacking spaces is required for each window. The applicant's parking plan shows 26 parking spaces with one "van" handicap accessible space. In addition, three stacking spaces are provided for each window. As such, the applicant's parking plan meets the minimum requirements of the Parking Regulations.

Signage: The applicant has submitted a sign package identifying a four foot high by 14 foot long wall sign located on the north side of the building and the east side of the building, respectively. The signs will identify the building as the location of "Bank West". No other signage is proposed on this lot.

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. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must also be obtained for each individual sign.

Landscaping: A minimum of 25,600 landscaping points are required. The applicant's landscaping plan identifies that 25,850 points are being provided. Staff is recommending that the landscaping comply with the proposed landscaping plan. The landscaping plan must also comply with all requirements of the Zoning Ordinance. In addition, all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Notification Requirement: As of this writing, the receipts for the certified mailing requirement have not been returned. Staff will notify the Planning Commission at the August 7, 2008 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.