

STAFF REPORT
August 21, 2008

No. 08PD042 - Planned Commercial Development - Initial and Final Development Plan **ITEM 49**

GENERAL INFORMATION:

APPLICANT	Security First Bank
AGENT	Les Larson
PROPERTY OWNER	Security First Bank, Gregory A. Hunter, President
REQUEST	No. 08PD042 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 3 of Autumn Hills Plaza Subdivision, located in the NW1/4 and the SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.14 acres
LOCATION	5430 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/25/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be approved with the following stipulations:

1. Prior to Planning Commission approval, a complete sign package shall be submitted for review and approval. In particular, the sign package shall show tenants advertised on the campus sign currently located at the entrance of the property to determine if the sign meets the requirements of the Sign Code Ordinance. Additional detail and design of the proposed 10 foot wide by 5 foot high wall sign, including any illumination of the sign, shall

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- also be submitted for review;
2. Prior to Planning Commission approval, the location, size and noise rating of all exterior mechanical equipment shall be submitted for review and approval. In addition, the equipment shall be screened from all adjacent properties;
 3. Prior to Planning Commission approval, the site plan shall be revised to show an opaque ornamental screening fence not less than 5 nor more than 6 feet along the east lot line of the property to meet the screening requirement between a commercial use and a residential district. In addition, an elevation of the screening fence shall be submitted for review and approval;
 4. Authorization is hereby granted to allow the opaque ornamental screening fence to be located directly west of the 50 foot major drainage easement along the east lot line in lieu of along the east lot line;
 5. Prior to Planning Commission approval, the site plan shall be revised to show pedestrian access from the building to Sheridan Lake Road;
 6. Prior to Planning Commission approval, elevations showing screening around all four sides of the dumpster shall be submitted for review and approval;
 7. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
 8. Prior to issuance of a building permit or the start of construction, the design details and construction plans for the retaining walls in excess of four feet in height shall be sealed and signed by a Professional Engineer;
 9. Prior to issuance of a building permit, construction plans sealed and signed by a Professional Engineer showing water and sewer service lines shall be submitted for review and approval;
 10. Prior to issuance of a building permit, an Erosion and Sediment Control Plan shall be submitted for review and approval. The Erosion and Sediment Control Plan shall include a complete Erosion and Sediment Control Permit Application with narrative in the plan set and incorporating the Erosion and Sediment Control measures into the site plan;
 11. The proposed structure shall conform architecturally to the plans, elevations and color palette submitted as part of this Planned Commercial Development Plan;
 12. A minimum of 45,861 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
 13. All signage shall conform to the design, color and location as reviewed and approved 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 insignificant in nature, 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 reflection on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
 14. A minimum of 43 parking spaces shall be provided. Two of the spaces shall be handicap accessible with one of the handicap spaces being "van accessible". In addition, all provisions of the Off-Street Parking Ordinance shall be continually met. Any change in use may require that additional parking be provided;
 15. All outdoor lighting shall be reflected within the property boundaries so as to not shine

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- onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
16. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
 17. The currently adopted International Fire Code shall be continually met;
 18. The structures shall be used as a 6,500 square foot medical and research center and a 6,500 square foot medical and dental office with 2,660 square foot storage area unless otherwise specifically authorized through subsequent Major Amendment to the Planned Commercial Development;
 19. All provisions of the General Commercial District shall be met unless an exception is specifically authorized as a stipulation of this Initial and Final Planned Commercial Development or a subsequent Major Amendment; and,
 20. 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 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 an Initial and Final Commercial Development Plan to construct a 15,660 square foot medical clinic and research center on the property.

The property is located east of Sheridan Lake Road and north of Catron Boulevard. A monument style "campus" sign is currently located on the west side of the property as it abuts Sheridan Lake Road.

STAFF REVIEW:

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

Design Features: The applicant has submitted an elevation of the proposed building identifying a two story structure with a partial basement. The applicant has indicated that the building will be constructed with brick veneer, EIFAS and a peaked "weathered cedar" asphalt shingled roof. The building colors will be brown and beige. Staff is recommending that the proposed structure conform architecturally to the plans, elevations and color palette submitted as part of this Planned Commercial Development Plan.

Parking: The applicant has indicated that 6,500 square foot area of the structure will be used as a medical research center. Since the Parking Regulations does not specifically identify a parking requirement for a medical research center, the Growth Management Director has reviewed the use and determined that 16 parking spaces are required for the 6,500 square foot research center. In addition, 27 parking spaces are required for the dental/medical office and accessory storage area as per the Parking Regulations. Based on these calculations, a minimum of 43 parking spaces must be provided on site. In addition, two of the spaces must be handicap accessible with one of the handicap spaces being "van"

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handicap accessible.

The applicant has submitted a parking plan showing 43 parking spaces with two handicap accessible spaces. In addition, one of the handicap spaces is "van" handicap accessible. As such, the applicant's parking plan meets the minimum requirements of the Parking Regulations. Any change in use may require that additional parking be provided.

Signage: The applicant has submitted a sign package identifying a 10 foot wide by 5 foot high wall sign to be constructed on the west side of the building. The details and design of the sign are not shown. In addition, an 8 foot wide by 8 foot high monument style sign is currently located on the property, adjacent to Sheridan Lake Road. The sign package does not identify the existing and/or proposed tenants to be advertised on the campus sign to ensure that it complies with the Sign Code Ordinance. As such, staff is recommending that prior to Planning Commission approval, a complete sign package be submitted for review and approval identifying the tenants advertised on the campus sign and the additional detail and design of the proposed 10 foot wide by 5 foot high wall sign, including any illumination of the sign.

Landscaping: A minimum of 43,316 landscaping points are required. The applicant's landscaping plan identifies that 45,861 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.

Screening: Chapter 17.18.080 of the Rapid City Municipal Code states that "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". The property located directly east of this lot is currently zoned Low Density Residential District requiring that a screening fence be provided along the east lot line of this lot. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show an opaque ornamental screening fence not less than 5 nor more than 6 feet along the east lot line of the property to meet the screening requirement between a commercial use and a residential district. In addition, an elevation of the screening fence must be submitted for review and approval.

A 50 foot wide major drainage easement is located along the east lot line of the property precluding the construction of a fence along the east lot line of the property as required. As such, the applicant has requested an exception to allow the fence to be located directly west of the major drainage easement. Staff has reviewed the request and noted that constructing the fence as proposed will provide a screen between the commercial activity on this property and the adjacent residential development. As such, staff is recommending that authorization be granted to allow the opaque ornamental screening fence to be located directly west of the 50 foot major drainage easement along the east lot line in lieu of along the east lot line.

Pedestrian Access: Currently, a sidewalk is located along Sheridan Lake Road as it abuts this

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property. However, a drainage ditch exists along this portion of Sheridan Lake Road limiting pedestrian access between the applicant's property and the sidewalk. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show pedestrian access from the building to Sheridan Lake Road.

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 21, 2008 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.