

STAFF REPORT  
October 23, 2008

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**No. 08PD055 - Planned Commercial Development - Initial and Final  
Development Plan**

**ITEM 54**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Midland Rushmore, LLC
REQUEST	<b>No. 08PD055 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 2C of Block 3 of Rushmore Crossing, located in the S1/2 of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.97 acres
LOCATION	1522 Eglin Street
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Development Designation)
East:	General Commercial District (Planned Development Designation)
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/26/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

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 revised site plan shall be submitted for review and approval demonstrating pedestrian access from Eglin Street to the proposed development;
2. Prior to Planning Commission approval, a complete site plan be submitted for review and approval identifying the delivery area and the truck route through the site;
3. Prior to Planning Commission approval, a revised landscape plan shall be submitted for

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- review and approval demonstrating an adequate buffer between the development and Interstate 90;
4. Prior to Planning Commission approval, the location, size and noise rating of any exterior air handling equipment shall be submitted for review and approval. In addition, the equipment shall be screened from all adjacent properties, including rooftop equipment;
  5. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;
  6. The currently adopted International Fire Code shall be continually met;
  7. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more;
  8. Prior to issuance of a building permit, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department;
  9. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;
  10. A minimum of 33 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;
  11. The dumpster shall be constructed and maintained in compliance with the site plan submitted as a part of this application;
  12. 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;
  13. 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; and,
  14. The Planned Commercial Development shall expire if the use is not undertaken 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.

**GENERAL COMMENTS:**

The applicant has submitted an Initial and Final Commercial Development Plan to allow an automotive repair and retail building to be located on the above legally described property. The property is located north of Eglin Street in the Rushmore Crossing development and is currently void of any structural development.

On September 11, 2006 a Planned Development Designation (#06PD066) was approved for Rushmore Crossing that included this property.

On August 29, 2008 a Final Plat (#08PL115) was approved for the property.

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STAFF REVIEW:

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

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.

Air Quality Permit: Staff noted that an Air Quality Permit must be obtained prior to any construction if one acre or more is being disturbed.

Design Features: The applicant has submitted building elevations of the commercial structure identifying that the proposed building will be one story in height. The building will be constructed with rock face concrete masonry unit block that is earth tone in color and appears to comply with the previously approved design guidelines for Rushmore Crossing. In addition, the roof will be light tan or light gray in color.

Signage: Staff noted that a sign package was submitted with the application showing wall signs located on the building with no electronic signs or reader boards and ground signs totaling 32 square feet in size with no electronic signs or reader boards.

Staff recommends 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, may 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.

Pedestrian Access: Staff noted that no pedestrian access was provided from Eglin Street to the proposed development. As such, staff recommends that prior to Planning Commission approval a revised site plan be submitted for review and approval demonstrating pedestrian access from Eglin Street to the proposed development.

Drive Lane: Staff noted that the delivery area and the truck route through the site have not been identified. As such, staff is recommending that prior to Planning Commission approval, a complete site plan be submitted for review and approval identifying the delivery area and the truck route through the site.

Landscaping: A minimum of 35,326 landscaping points are required. The applicant's site plan identifies that 42,900 points are being provided. However, the proposed landscape plan does not provide a buffer between the proposed commercial development and Interstate 90 to the north. As such, staff recommends that prior to Planning Commission approval of the Planned Commercial Development application a revised landscape is submitted for review and approval demonstrating a significant landscape buffer between the development and

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Interstate 90 along the entryway into the community.

Parking: The proposed use(s) require that a minimum of 28 parking spaces be provided. In addition, two of the parking spaces must be handicap accessible and one stall must be “van” accessible. The applicant’s site plan identifies 33 parking spaces with two handicap accessible spaces and one “van” accessible stall. Staff is recommending that the parking lot be constructed and maintained in compliance with the parking plan submitted as a part of this application and 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. The lighting must be arranged so as to provide security and to reflect light toward the parking areas. The proposed lighting plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Fire: The Fire Department has indicated that all International Fire Codes must be met as a part of the design standards for the development. In particular, fire hydrants must be in place and operational prior to or in conjunction with building construction. In addition, the grades and location of access drives and/or streets must comply with the City Street Criteria Manual and the International Fire Code. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. Staff is recommending that all International Fire Codes be continually met.

Dumpster: The applicant has submitted plans and elevations of the dumpsters and demonstrated that they will be screened. Staff is recommending that the dumpster be constructed and maintained in compliance with the site plan submitted as a part of this application.

Air Handling Equipment: Prior to Planning Commission approval, the location, size and noise rating of any exterior air handling equipment must be submitted for review and approval. In addition, the equipment must be screened from all adjacent properties, including rooftop equipment.

Redline Comments: Staff is recommending that prior to issuance of a building permit, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

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 October 23, 2008 Planning Commission meeting if the notification requirements have not been met.