

STAFF REPORT  
December 4, 2008

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**No. 08PD060 - Planned Residential Development - Final Development Plan ITEM 37**

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GENERAL INFORMATION:

APPLICANT	First Evangelical Free Church
AGENT	Lee Geiger for Geiger Architecture
PROPERTY OWNER	First Evangelical Free Church
REQUEST	<b>No. 08PD060 - Planned Residential Development - Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of North 80 Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.0 acres
LOCATION	At the southeast corner of the intersection of Parkview Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential II District (Planned Development Designation)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/24/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Final Development Plan be approved with the following stipulations:

1. Prior to Planning Commission approval of a Final Development Plan application, revised structural elevations and a complete building materials list and color palette for the structure, including the color of the roof, shall be submitted for review and approval. In addition, the elevations shall show screening from all four sides of all roof top mechanical equipment and adjacent views from the residential development;
2. Prior to Planning Commission approval of a Final Development Plan application, the

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- applicant shall submit an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual for review and approval;
3. Prior to Planning Commission approval of a Final Development Plan application, a revised landscape plan in compliance with Section 17.50.300 of the Rapid City Municipal Code shall be submitted for review and approval;
  4. Prior to Planning Commission approval of a Final Development Plan application, a sign package shall be submitted showing all signage proposed or a Major Amendment to the Planned Residential Development must be obtained;
  5. Prior to Planning Commission approval of a Final Development Plan application, the location and size of all dumpsters shall be submitted for review and approval. In addition, elevations of the screening fence for the dumpsters shall be submitted for review and approval and shall include building material(s) and the proposed color palette;
  6. Prior to Planning Commission approval of a Final Development Plan application, the location, size and noise rating of all exterior air handling equipment shall be submitted for review and approval. In addition, the equipment shall be screened from all adjacent properties, including rooftop facilities;
  7. The currently adopted International Fire Code shall be continually met;
  8. Prior to issuance of a building permit, all redline comments made on the construction plans shall be addressed and resubmitted for review and approval. In addition, the red lined drawings shall be returned to the Growth Management Department;
  9. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
  10. A minimum of 149 parking spaces shall be provided. Seven 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. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more;
  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; and,
  13. The Planned Industrial 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: (Update: November 21, 2008. All revised and/or added text is shown in bold). This item was continued to the December 4, 2008 Planning Commission meeting because a number of the stipulations had not been met. To date, no additional information has been submitted. As such, staff will recommend that this item be approved at the December 4, 2008 Planning Commission meeting if the above stated stipulations are met.**

The applicant is requesting approval of a Final Development Plan for a Planned Residential Development. The property is located south of Sandra Lane between Parkview Drive and Shelby Avenue. The property is zoned Medium Density Residential and is currently void of structural development. The applicant has submitted plans proposing to construct a church on the property.

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On November 9, 2006 Planning Commission approved an Initial Development Plan (#06PD078) with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
3. An air quality permit shall be obtained prior to any construction;
4. Upon submittal of a Final Development Plan, the applicant shall submit building elevations meeting all the building height requirements as per Section 17.12.060 and Section 17.50.260 (C) of the Rapid City Municipal Code;
5. Prior to Planning Commission approval of a Final Development Plan, a sign package shall be submitted showing all signage proposed or a Major Amendment to the Planned Residential Development must be obtained;
6. Upon submittal of a Final Development Plan, a revised parking plan shall be submitted for review and approval meeting all the requirements of Section 17.50.270;
7. Upon submittal of a Final Development Plan, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to reflect light toward the parking areas;
8. Upon submittal of a Final Development, a landscape plan must be submitted for review and approval;
9. Upon submittal of a Final Development Plan, a revised site plan shall be submitted for review and approval that provides screening for the loading area and the location and screening of dumpsters and exterior air handling units;
10. Upon submittal of a Final Development Plan, a revised site plan must be submitted showing the location of hydrants and a minimum 20 foot wide access aisle along the north side of the structure for review and approval;
11. All applicable provisions of the International Fire Code shall be continually met and the structure shall be fully fire sprinkled and fire alarmed/detected;
12. Upon submittal of a Final Development Plan, a drainage and grading plan shall be submitted for review and approval;
13. Upon submittal of a Final Development Plan, the applicant shall submit water and sewer plans identifying the size and location of all service and fire lines. In addition, the applicant shall demonstrate that adequate domestic and fire flows are provided;
14. Prior to Planning Commission approval of a Final Development Plan, a Final Plat for the subject property shall be approved and recorded at the Pennington County Register of Deeds office; and,
15. Upon submittal of a Final Development Plan, elevations must be submitted for review and approval indicating building materials and colors.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code.

Design Standards: The applicant has submitted building elevations of the structure identifying that the proposed building will be constructed with manufactured stone and EIFS. However,

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the applicant has not indicated the colors of the structure or demonstrated the screening of the rooftop mechanical units. In addition, the applicant has not indicated how the façade will be broken up or screened from the adjacent residential development. As such, staff recommends that prior to Planning Commission approval, the applicant must submit building elevations demonstrating the colors of the structure, the view of the structure from the residential development and the screening of rooftop mechanical equipment.

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

Air Quality Permit: Staff noted that an air quality permit shall be obtained prior to any construction.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements as per Section 17.12.050 of the Rapid City Municipal Code.

Building Height: Staff noted that the maximum height of the building is 28 feet and meets all the building height requirements as per Section 17.12.060 and Section 17.50.260 (C) of the Rapid City Municipal Code. In addition, the proposed structure is located at a lower elevation than the surrounding residential development and does not appear to have a significant adverse impact on the adjacent properties.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires a minimum of 0.25 parking spaces per seat for a church. The applicant has proposed a total of 149 parking stalls allowing a maximum of 596 seats. The plan appears to comply with all applicable requirements of Section 17.50.270 of the Rapid City Municipal Code. In addition, the parking lot is located at a lower elevation than the surrounding residential development and does not appear to have a significant adverse impact on the adjacent properties. 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.

Signage: Staff noted that no sign package was submitted with the application. Staff recommends that prior to Planning Commission approval of a Final Development Plan, a sign package shall be submitted showing all signage proposed or a Major Amendment to the Planned Residential Development must be obtained.

Screening: Staff noted that the location of dumpsters or exterior air handling units was indicated on the plans. However, details for screening these facilities were not submitted. As such, staff recommends that prior to Planning Commission approval of a Final Development Plan,

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detailed information shall be submitted for review and approval that provides screening of dumpsters and exterior air handling units.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. A minimum of 164,996 landscaping points are required. The applicant's site plan identifies that 302,830 points are being provided. However, Section 17.50.300 of the Rapid City Municipal Code requires one tree per parking lot island to be provided as part of the landscaping. Staff noted that the purpose of the Landscape Regulations is to provide for the orderly, safe, healthful, attractive development of the area within the city and to promote the health, safety and general welfare of the community. In addition, some of the objectives of the Landscape Regulations are to enhance the environmental and aesthetic conditions which exist in the Black Hills area, to reduce heat and noise, and to reduce glare of sunlight from parking lot pavements. Staff recommends that prior to Planning Commission approval, a revised landscape plan in compliance with Section 17.50.300 of the Rapid City Municipal Code shall be submitted for review and approval.

Fire Safety: 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.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Planning Commission approval, the applicant shall submit an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual for review and approval.

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 sign has not been posted on the property and the certified mailings have not been returned. Staff will notify the Planning Commission at the November 20, 2008 Planning Commission meeting if these requirements have not been met.