

STAFF REPORT
March 5, 2009

**No. 09PD004 - Planned Commercial Development - Initial and Final
Development Plan**

ITEM 31

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Midland Rushmore, LLC
REQUEST	No. 09PD004 - Planned Commercial Development - Initial and Final Development Plan

EXISTING
LEGAL DESCRIPTION

A parcel of land more fully described as follows: Commencing at the southwesterly corner of Tract A of Block 2 of Rushmore Crossing common to the northwesterly corner of Tract C of Rushmore Center, common to a point on the easterly right-of-way of Luna Avenue and the point of beginning; Thence, first course: curving to the left, along the westerly boundary of said Tract A, common to the easterly edge of Luna Avenue right-of-way, on a curve with a radius of 536.00 feet, a delta angle of 40°47'54", a length of 381.67 feet, a chord bearing of N28°49'17"W, and chord distance of 373.65 feet; Thence, second course: N06°44'37"W, along the westerly boundary of said Tract A, common to the easterly boundary of said Luna Avenue, a distance of 36.68 feet, to a point on the southerly edge of Eglin Street right-of-way; Thence, third course: curving to the left, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, on a curve with a radius of 650.00 feet, a delta angle of 02°45'41", a length of 31.33 feet, a chord bearing of N33°30'56"E, and chord distance of 31.32 feet; Thence, fourth course: N32°15'00"E, along the northerly boundary of said Tract A, common to the southerly boundary of said Luna Avenue, a distance of 161.15 feet, to a point on the southerly edge of Eglin Street right-of-way; Thence, fifth course: curving to the right, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, on a curve with a radius of 550.00 feet, a delta angle of 12°23'21", a length of 118.93 feet, a chord bearing of N38°24'13"E, and chord distance of 118.70 feet; Thence, sixth course: curving to the right, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, on a curve with a radius of 549.52 feet, a delta angle of 05°02'40", a length of 48.38 feet, a chord bearing of

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N53°01'43"E, and chord distance of 48.36 feet; Thence, seventh course: curving to the right, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, on a curve with a radius of 545.00 feet, a delta angle of 07°45'13", a length of 73.75 feet, a chord bearing of N53°29'24"E, and chord distance of 73.70 feet; Thence, eighth course: S75°05'02"E, along the northerly boundary of said Tract A, common to the southerly boundary of said Luna Avenue, a distance of 39.42 feet; Thence, ninth course: N64°28'33"E, along the northerly boundary of said Tract A, common to the southerly boundary of said Luna Avenue, a distance of 78.73 feet; Thence, tenth course: S25°29'43"E, a distance of 165.19 feet; Thence, eleventh course: N57°16'53"E, a distance of 345.56 feet, to a point on the northerly boundary of said Tract A, common to a point on the southerly edge of said Eglin Street right-of-way; Thence, twelfth course: curving to the right, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, on a curve with a radius of 550.00 feet, a delta angle of 02°28'16", a length of 23.72 feet, a chord bearing of S69°57'14"E, and chord distance of 23.72 feet; Thence, thirteenth course: curving to the right, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, on a curve with a radius of 549.52 feet, a delta angle of 03°42'19", a length of 35.54 feet, a chord bearing of S60°51'03"E, and chord distance of 35.53 feet; Thence, fourteenth course: curving to the right, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, on a curve with a radius of 546.33 feet, a delta angle of 03°47'49", a length of 36.21 feet, a chord bearing of S63°10'31"E, and chord distance of 36.20 feet; Thence, fifteenth course: S61°13'27"E, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, a distance of 53.46 feet; Thence, sixteenth course: S61°14'34"E, along the northerly boundary of said Tract A, common to the southerly edge of said Eglin Avenue right-of-way, a distance of 173.85 feet, to a point on the northerly boundary of said Tract A, common to a point on the southerly edge of said Eglin Street right-of-way; Thence seventeenth course: S16°13'39"E, a distance of 38.18 feet; Thence eighteenth course: S61°13'07"E, a distance of 36.34 feet; Thence nineteenth course:

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S28°46'21"W, a distance of 911.76 feet, to a point on the southerly boundary of Tract B of Block 2 of Rushmore Crossing, common to a point on the northerly boundary of said Tract C of Rushmore Center; Thence twentieth course: N60°50'28"W, along the southerly boundary of said Tract B, common to the northerly boundary of said Tract C of Rushmore Center, a distance of 47.54 feet; Thence twenty-first course: N60°52'33"W, along the southerly boundary of said Tract B, common to the northerly boundary of said Tract C of Rushmore Center, a distance of 161.19 feet, to the southwesterly corner of said Tract B, Common to the southeasterly corner of said Tract A; Thence twenty-second course: N60°51'06"W, along the southerly boundary of said Tract A, common to the northerly boundary of said Tract C of Rushmore Center, a distance of 306.46 feet, to the southwesterly corner of said Tract A, common to the northwesterly corner of said Tract C of Rushmore Center, common to a point on the easterly right-of-way of said Luna Avenue and the point of beginning, located in the E½ of the SE¼, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE	Approximately 14.591 acres
LOCATION	South of Interstate 90 and Eglin Street, west of East North Street and east of Luna Avenue
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 sewer and water
DATE OF APPLICATION	2/6/2009
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the March 26, 2009 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Commercial Development Plan to construct a 141,445 square foot commercial store with a gas station. The site will be the future location of "Sam's Club". The applicant has also submitted a Preliminary Plat (File 09PL005) to create five lots as a part of Rushmore Crossing. In addition, the Preliminary Plat identifies the vacation of a portion of Cambell Street and Eglin Street. The applicant has also submitted a Variance to the Subdivision Regulations (File #09SV005) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer and to reduce the width of the access easement(s) from 59 feet to 26 feet as they extend through the property.

The property is located in the southeast intersection of Luna Avenue and Eglin Street. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Outdoor Display Area: On February 25, 2009, the applicant submitted a revised site plan showing the proposed covered area located along the northeast corner of the Sam's Club building as an outdoor display area. However, revised elevations were also submitted that show this area as a loading and unloading area.

The revised site plan does not include any dimensions or detail for the outdoor display area. It is also unclear if utilizing this area as an outdoor display area will eliminate pedestrian access between the parking lot located on the east side of the building and the entrance located on the north side of the building.

Staff recommends that the Initial and Final Commercial Development Plan be continued to allow the applicant to submit a detailed and dimensioned site plan for the outdoor display area demonstrating how the area will function and showing pedestrian access from the adjacent parking lot to the entrance of the store. In addition, the applicant must clarify whether the use of the covered area is for a loading and unloading area and/or outdoor display area.

Design: The elevations originally submitted with this application for the Sam's Club retail store identified the building as a one story structure with a parapet along all four sides. The elevations also identified the gas station as a one story with a flat roof. The applicant indicated that both structures will be constructed with concrete masonry units, cultured stone, synthetic stucco, drivet and glass. The color scheme included shades of beige and

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brown with blue banding.

On February 25, 2009, the applicant submitted revised elevations for the two structures eliminating the blue banding from all four sides of the Sam's Club building and changing the gas station kiosk blue roof and fascia to brown. Removing the blue color from the design of the buildings appears to be more in character with the balance of the development within Rushmore Crossing. However, some other architectural feature is needed to break up the large spans of wall along the front of the Sam's Club building. As an example a brown banding in place of the previous blue banding or different materials and textures along the top of the structure would add an architectural detail to break up the large spans of wall. Another option may be to extend the proposed pillars along the front of the building to the top of the wall instead of midway up the wall as proposed.

The applicant has also indicated that the roofing system for the Sam's Club building will be a single ply thermoplastic polyolefin membrane in light tan color. All roof top units will be painted to blend with the roofing membrane. It appears that the design and coloring of the roof top will sufficiently screen the roof top equipment for the adjacent properties.

Please note that the front elevation of the Sam's Club building showing the main entrance into the building is highly visible from Interstate 90 and Eglin Street. This property is located within a corridor that serves as a gateway into the Rapid City community. The balance of the building is not as visible due to the terrain and the proposed retaining wall with landscaping proposed along the rear and right side of the structure. Staff recommends that the Initial and Final Commercial Development Plan be continued to allow the applicant to submit revised elevations for review and approval providing an additional architectural feature along the front of the Sam's Club building to break up the large span of wall.

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. In reviewing the plans, staff has noted that the water plans currently show the property being served from the high level water zone located in Luna Avenue. However, the property must be served from the low level water zone located in Eglin Street.

On February 24, 2009, the applicant submitted revised construction plans for review and approval. A cursory review confirmed that the water plans continue to show the property being served from the high level water zone. Since the construction plans were submitted well after the February 6, 2009 submittal deadline for items to be heard at the March 5, 2009 Planning Commission meeting, staff has not had sufficient time to thoroughly review the plans. As such, staff recommends that the Initial and Final Commercial Development Plan be continued to allow staff sufficient time to review the revised construction plans and to allow the applicant to revise the water plans to show the property being served from the low level water zone.

Sidewalks: The site plan submitted with the application identified that an east-west pedestrian

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walkway is being provided from Luna Avenue along the front of the proposed Sam's Club building connecting to the sidewalk in front of the Scheel's building located on an adjacent lot. The site plan did not originally provide a north-south pedestrian access from Eglin Street to the proposed commercial use(s) to be located on the lots. However, on February 25, 2009, the applicant submitted a revised site plan showing a north-south pedestrian walkway along the common access aisle located between Lot 1 and Lots 3 and 4. Staff recommends that the pedestrian access be provided as proposed.

Retaining Wall: A retaining wall, measuring in height from approximately 4 feet to 20 feet, is proposed to be constructed along Luna Avenue and a portion of Eglin Street. It appears that the retaining wall construction will impact and/or potentially encroach into Eglin Street right-of-way due to the extent of the excavation. As such, detailed plans and plan notes must be submitted demonstrating that the retaining wall and the construction limits for the retaining wall will not encroach into the adjacent right-of-way. The plans must also be signed and sealed by a Professional Engineer. Staff recommends that the Initial and Final Commercial Development Plat be continued to allow the applicant to submit the additional information for review and approval.

Geotechnical Report: A note on the retaining wall plans states that "Foundation Treatment is required. Foundation treatment shall be as recommended by the geotechnical engineering report by Terracon". In addition, a note on the site plan for the Sam's Club building states that the building will require drilled piers. To date, the geotechnical report for the proposed retaining wall along Luna Street and for the Sam's Club building has not been submitted for review and approval. As such, staff recommends that the Initial and Final Commercial Development Plan be continued to allow the applicant to submit the geotechnical report(s).

Irrigation Plan: The construction plan cover sheet references two plan sheets for the irrigation system. However, the sheets are not included in the set. As such, staff recommends that the Initial and Final Commercial Development Plan be continued to allow the applicant to submit an irrigation plan for review and approval.

Traffic Signal: A Traffic Impact Study was submitted for review and approval as a part of the Preliminary Plat (File #07PL038) for Phase One of Rushmore Crossing. The Traffic Impact Study identified the western approach to Lot 1 (Approach #8) as a future signalized intersection. The construction plans submitted with this Initial and Final Commercial Development Plan identify the eastern approach (Approach #9) to Lot 1 as the signalized intersection. Since this location was not addressed as a part of the approved Traffic Impact Study, staff recommends that prior to Planning Commission approval, an addendum to the Traffic Impact Study be submitted for review and approval demonstrating that the eastern approach should be signalized in lieu of the western approach and identify what threshold will require the signalization or the construction plans must be revised to show the signalization of the western approach as per the approved Traffic Impact Study.

Staff notes that it does not appear that the traffic signal will be warranted at this time. As such, staff recommends upon submittal of a Final Plat application, surety be posted for the proposed traffic signal and/or the applicant must enter into an agreement to install the

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signalized lights when warrants are met.

Approach: The site plan shows a portion of the service road approach on Luna Avenue located on the adjacent property. The applicant has indicated that they will obtain an access easement from the adjacent property owner to allow the approach as designed in lieu of redesigning the approach to avoid the encroachment. Prior to Planning Commission approval, a copy of the recorded easement must be submitted for review and approval.

Parking: The 141,445 square foot Sam's Club retail store and the 192 square foot gas station kiosk require that a minimum of 638 parking spaces be provided. Thirteen of the parking spaces must be handicap accessible with two of the spaces being "van accessible". The parking plan identifies 647 parking spaces with 15 handicap accessible spaces. In addition, two of the handicap spaces are "van accessible".

The parking plan does not currently identify any parking provisions for the outdoor display area. Until the dimensions for the outdoor display area are identified, a parking determination can not be made. Staff recommends that the Initial and Final Commercial Development Plan be continued to allow the applicant to submit a revised parking plan which includes parking for the outdoor display area.

Landscaping: A minimum of 491,881 landscaping points are required. In addition, 13 planter islands must be provided. The applicant's site plan identifies that 504,848 landscape points are being provided with 15 planter islands.

The landscape plan also identifies that honey locust trees will be planted within the line of sight along portions of Luna Avenue and Eglin Street. This is allowed as long as an unobstructed cross-visibility at a level between 2 ½ feet and 10 feet above the edge of the roadway is maintained. The landscaping plan must be revised to include a line of sight dimension at the intersection of Luna Street and the service drive. Staff recommends that the revised landscaping plan showing the line of sight at the intersection be submitted for review and approval prior to Planning Commission approval.

Master Plan: The applicant has submitted a Master Plan showing the future construction of a commercial building on proposed Lot 2 located north of the Sam's Club site. The applicant should be aware that the proposed commercial building is located within the line of sight along Eglin Street. As such, any future development of Lot 2 must be designed to preclude encroachment into the line of sight.

Fencing: The applicant has indicated that a three rail white fence will be used throughout the development to separate the undeveloped area from the developed area. This in part, is being proposed to clarify parking and access points. The applicant should be aware that the three rail white fencing is being allowed on a temporary basis only. Once the development has been completed, the fence must be removed on a phase by phase basis.

Outdoor Storage: In the past, staff has recently received complaints that wood pallets and semi-trailers are stored at the current Sam's Club site located on LaCrosse Street. As such,

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staff is recommending that no storage of semi-trailers be allowed on this property. In addition, no outdoor storage of pallets, card board boxes or other similar materials shall be allowed.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. However, the sign been posted on the property. Staff will notify the Planning Commission at the March 5, 2009 Planning Commission meeting if the mailing notification requirement has not been met.