

STAFF REPORT
April 23, 2009

**No. 09PD009 - Planned Commercial Development - Initial and Final
Development Plan**

ITEM 27

GENERAL INFORMATION:

APPLICANT	Running Supply, Inc.
AGENT	Tom Danson
PROPERTY OWNER	Target Corporation
REQUEST	No. 09PD009 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 18 of Rushmore Mall Addition in the NE1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota and in a portion of Lot M-2 of Marshall Heights Tract in the NW1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.00 acres
LOCATION	2200 North Maple Avenue
EXISTING ZONING	Shopping Center 2 District - General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Shopping Center 2 District
East:	Shopping Center 2 District
West:	Shopping Center 2 District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/27/2009
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the **May 7, 2009** Planning Commission meeting.

GENERAL COMMENTS: (Update, April 14, 2009. All revised and/or added text is shown in bold print.) This item was continued to the April 23, 2009 Planning Commission meeting to allow the applicant to submit the required information. To date, no additional information has been submitted. As such, staff recommends that this item be continued to the May 7, 2009 Planning Commission meeting.

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(Update, March 31, 2009. All revised and/or added text is shown in bold print.) This item was continued to the April 9, 2009 Planning Commission meeting to allow the applicant to submit the required information. To date, no additional information has been submitted. As such, staff recommends that this item be continued to the April 23, 2009 Planning Commission meeting.

The applicant has submitted an Initial and Final Planned Commercial Development Plan to allow a retail structure with covered storage on the property. The property is located at the Rushmore Mall and is the site of the former Target Store. The applicant is proposing to reuse the existing structure and construct a 15,000 square foot addition on the north end of the building for storage.

STAFF REVIEW:

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

Building Permits: Staff noted that a building permit must 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.

Design Features: The applicant has submitted structural elevations for the proposed development. However, a complete building materials list and color palette for the structure, including the color of the roof, has not been submitted for review and approval and staff has serious concerns about how the proposed addition will match the existing structures at Rushmore Mall. Staff recommends that this item be continued to allow the applicant to submit a complete set of building elevations for review and approval.

Utility Easements: Staff noted that the proposed addition appears to be located over existing water line and storm sewer easements. Staff recommends that this item be continued to allow the applicant to submit a revised plan prepared by a Registered Professional Engineer demonstrating that the proposed addition does not cross the existing easements or to allow the applicant to indicate relocating the utilities and easements as necessary.

Driveway: Staff noted that the existing driveway in the northwest corner of the property accesses adjacent lots under separate ownership and there does not appear to be an access easement in place. Staff recommends that prior to issuance of a building permit an access easement must be recorded at the Pennington County Register of Deeds office for this driveway.

Parking: Staff noted that a Major Amendment to a Planned Commercial Development (#02PD032) that included a parking plan for the entire Rushmore Mall development was approved by City Council on August 5, 2002 that required a minimum of 3,603 parking stalls. The proposed development will require 3,607 parking stalls and 4,621 parking stalls will be provided exceeding the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

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Signage: Staff noted that a sign package was not submitted with the application. Staff recommends that prior to Planning Commission approval, a complete sign package must be submitted for review and approval or a Major Amendment to the Planned Commercial Development must be obtained prior to the installation of any signage.

Landscaping: Staff noted that the applicant is not proposing to expand the existing building by more than 20 percent and the landscaping complies with the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Lighting Plan: Staff noted that a lighting plan was not submitted with the application. Staff recommends that prior to Planning Commission approval, the location of existing and proposed lights must be submitted for review and approval. The lighting must 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.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). Staff is recommending that all current adopted International Fire Codes be continually met.

Air Quality Permit: Staff noted that an Air Quality Permit must be obtained prior to any surface disturbance of one acre or more.

Dumpster: Prior to Planning Commission approval, the location and size of all dumpsters must be submitted for review and approval. In addition, the dumpsters must be screened and elevations of the screening fence must be submitted for review and approval.

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.

Legal Notification Requirement: To date, the receipts from the certified mailings have not been returned but the sign has been posted on the property. As of this writing, staff has not received any calls or inquiries regarding this proposal.