

STAFF REPORT
July 9, 2009

**No. 09PD026 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 26

GENERAL INFORMATION:

APPLICANT	Canyon Lake United Methodist Church
AGENT	Greg Wierenga for CETEC Engineering Services, Inc.
PROPERTY OWNER	Canyon Lake United Methodist Church
REQUEST	No. 09PD026 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Block 1 less Lot 1 and Lot 1 of Block 1 of the NW1/4 SE1/4 of Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.54 acres
LOCATION	3500 Canyon Lake Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Commercial District
East:	Public District
West:	National Guard Property
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/12/2009
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

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

1. Prior to Planning Commission approval, revised elevations must be submitted for review and approval indicating building materials and colors;
2. A building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. In addition, all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
3. The parking lot shall 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;

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4. The lighting must be arranged so as to provide security and to reflect light toward the parking areas;
5. 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;
6. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
7. The currently adopted International Fire Code shall be continually met;
8. Prior to issuance of a building permit the applicant shall obtain approval of a SDCL 11-6-19 Review to extend a public water main;
9. Prior to issuance of a building permit an Erosion and Sediment Control Permit shall be obtained;
10. 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; and,
11. The Planned Residential 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 is requesting approval of an Initial and Final Development Plan for a Planned Residential Development. The property is located at 3500 Canyon Lake Drive. Currently, a church and parking lot are located on the property. The applicant has submitted plans proposing to construct an addition onto the existing structure for a "Family Life Center" to be located within the Planned Residential Development.

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.

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.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements found in Section 17.10.050 of the Rapid City Municipal Code.

Building Height: Staff noted that the applicant's plans meet all the building height requirements found in Section 17.10.060 and Section 17.50.260 (C) of the Rapid City Municipal Code.

Design Standards: Staff noted that building elevations must indicate building materials and colors. Prior to Planning Commission approval, revised elevations showing building materials and colors must be submitted for review and approval.

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Parking: Staff noted that a minimum of 58 parking stalls are required for the proposed church and that a 109 parking stalls are being proposed. The plan appears to comply with all applicable requirements of Section 17.50.270 of the Rapid City Municipal Code. 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.

Signage: Staff noted that no additional signage is proposed for the property. 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.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted shows 279,500 landscaping points provided which exceeds the 227,200 points required. Staff recommends that a minimum of 279,500 landscaping points must be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary.

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.

Water System: Staff noted that the applicant is proposing to extend a public water main to serve the proposed development. Staff noted that a separate SDCL 11-6-19 Review is required for the proposed extension. As such, staff recommends that prior to issuance of a building permit the applicant shall obtain approval of a SDCL 11-6-19 Review to extend a public water main.

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. The

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applicant submitted an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual. However, the applicant has not obtained the Erosion and Sediment Control Permit. As such, staff recommends that prior to issuance of a building permit an Erosion and Sediment Control Permit shall be obtained.

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: As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the July 9, 2009 Planning Commission meeting if this requirement has not been met. Staff has not received any objections regarding the proposed Conditional Use Permit at the time of this writing.

Staff is recommending that the Planned Residential Development – Initial and Final Development Plan be approved with the previously stated stipulations.