

STAFF REPORT
April 22, 2010

**No. 10PD032 - Planned Commercial Development - Initial and Final
Development Plan**

ITEM 14

GENERAL INFORMATION:

APPLICANT	Bill Brown
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Bill Brown
REQUEST	No. 10PD032 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot B of Tract E-3R of McMahon Subdivison, located in the NE1/4 of the SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.0 acres
LOCATION	Southwest of the intersection of Haines Avenue and Kathryn Avenue
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
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	3/26/2010
REVIEWED BY	Jim Flaaen / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the May 6, 2010 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Commercial Development

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application to construct a car wash on the property. In particular, the car wash will include three self-service bays and one automatic car wash bay. The site plan also identifies a storage building in the western portion of the property as a “future” phase of development.

The property is located southwest of the intersection of Haines Avenue and Kathryn Avenue and is currently void of any structural development. The property located north of this site is zoned General Commercial District with a Planned Commercial Development. A convenience store is currently located on the property. The properties located south, east and west of the property are zoned General Commercial Development with a Planned Development Designation and are currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Commercial Development application and has noted several issues that must be addressed prior to this item going forward. In particular, the applicant must submit a revised parking plan identifying an access aisle to the stacking lanes provided for each service bay. Providing the access aisle may impact the proposed location and access to a “future” storage building to be located along the west side of the property. In addition, the applicant must identify that the lot will support future parking and access to the future storage building without impacting the access aisle and stacking lanes for the car wash service bays.

Staff is seeking clarification regarding the proposed use of the future storage building to insure that it is a permitted or conditional use within the General Commercial District. The applicant should be aware that constructing a facility for personal storage is not an allowed use in the General Commercial District while mini-warehousing is allowed as a conditional use when the structure meets specific standards.

A specific phasing plan should be provided identifying the time frame for construction of the future building. The phasing may affect the landscape calculations based on the point calculation since this building is not being constructed as a part of this phase of construction. Alternately the applicant may wish to request an exception to reduce the landscaping requirements. Additionally there are some corrections required to the point calculation used for large trees.

The applicant’s sign package identifies a pole sign to be located in the northeast corner of the property. The pole sign includes a 2.5 foot high by 7 foot wide electronic reader board sign. However, on March 15, 2010 the City Council established a 90 day moratorium on the receipt of applications for and the issuance of sign permits for electronic signs. As such, the sign package must be revised to eliminate the electronic reader board sign.

Staff has also noted that the building elevations for the proposed car wash do not match the footprint of the building as shown on the site plan. In particular, the location of the double doors as shown on the elevations is not represented on the site plan. This discrepancy should be corrected.

Staff is currently in the process of scheduling a meeting with the applicant and his consultant

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to review these issues. Staff recommends that the Initial and Final Planned Commercial Development be continued to the May 6, 2010 Planning Commission meeting to allow the applicant to meet with staff and to submit the revised information as identified.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 22, 2010 Planning Commission meeting if these requirements have not been met.