

STAFF REPORT
August 26, 2010

No. 10PD049 - Major Amendment to a Planned Commercial Development **ITEM 5**

GENERAL INFORMATION:

APPLICANT/AGENT	Rosenbaum's Signs
PROPERTY OWNER	First Interstate Bank
REQUEST	No. 10PD049 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot A of Menard Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.23 acres
LOCATION	1750 Eglin Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/13/2010
REVIEWED BY	Jim Flaaen / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the following stipulations:

1. The property shall be used as a bank and/or professional offices. Any change in use will require a Major Amendment to the Planned Commercial Development;
2. The proposed sign and location shall be used exclusively for on-premise signage. The addition of off-premise signage to the proposed sign shall require a Major Amendment to the Planned Commercial Development;
3. All access and circulation shall meet minimum turning widths for Fire Department apparatus including the ladder truck;

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4. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of a grading permit or a building permit;
5. All applicable provisions of the International Fire Code are to be continually met;
6. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorists;
7. All signage shall conform to the design, color and location as shown in the sign package approved as a part of the Planned Commercial Development. No electronic signs are approved as a part of this Development Plan. The addition of electronic signage will require a Major Amendment to the Planned Commercial Development. Any off-premise signs shall be exclusively for the identification of other businesses located in the Menard's Planned Commercial Development. The off-premise sign shall not have a sign face more than 378 square feet. The off-premise sign shall meet all other requirements of Section 15.28 of the Rapid City Municipal Code and all requirements of the South Dakota Department of Transportation. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. 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 shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
8. A minimum of 90,305 landscaping points shall 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 when necessary;
9. A minimum of 98 parking spaces shall be provided with four handicap accessible spaces. One handicap accessible spaces shall be "van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met; and,
10. The Major Amendment to a Planned Commercial Development shall expire if the use has not commenced 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 has submitted a Major Amendment to a Planned Commercial Development request to revise the previously approved sign package for the property at 1750 Eglin Street. In particular, the applicant is proposing to construct a 19 foot 6 inch tall ground sign at the north corner of the property along E. North Street.

On April 16, 2001 the City Council approved with stipulations a Planned Commercial Development – Final Development Plan to allow a bank/office building on the property. There were nine (9) stipulations of approval that included:

1. Prior to issuance of a building permit, the applicant shall provide documentation of drainage easement across the property to the north for the proposed storm water sewer pipe route;
2. Prior to issuance of a building permit, the applicant shall provide corrected engineering plans for review and approval;
3. Prior to issuance of a building permit, the applicant shall provide a site plan

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4. identifying the location of all fire hydrants within five-hundred feet of the property; All access and circulation shall meet minimum turning widths for Fire Department apparatus including the ladder truck;
5. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of a grading permit or a building permit;
6. Prior to City Council approval, the applicant shall provide a revised landscape plan for review and approval. The revised landscape plan shall identify a landscape buffer installed along the parking lot adjacent to Anamosa Street and East North Street/US Highway 16B. That the landscaping shall continually meet the requirements of the Landscape Regulations;
7. Prior to City Council approval, the applicant shall provide a sign package for review and approval. The Planning Director may allow alterations from the approved sign package if the signs are consistent with the overall design of the sign package. Any off-premise signs shall be exclusively for the identification of other businesses located in the Menard's Planned Commercial Development. The off-premise sign shall not have a sign face more than 378 square feet. The off-premise sign shall meet all other requirements of Section 15.28 of the Rapid City Municipal Code and all requirements of the South Dakota Department of Transportation;
8. Prior to issuance of a building permit, the applicant shall provide a lighting package for review and approval; and,
9. That all parking shall continually meet the requirements of the Parking Regulations.

The property is located south of E. North Street, east of Anamosa Street and west of Eglin Street. The property is zoned General Commercial District with a Planned Commercial Development. Property to the north is zoned General Commercial District. Property to the south, east and west is zoned General Commercial District with a Planned Commercial Development. A bank, First Interstate Bank, is currently located on the property.

STAFF REVIEW: Staff has reviewed this Major Amendment to a Planned Commercial Development and has noted the following considerations:

Signage: As previously stated, the applicant is proposing to construct a 19 foot 6 inch tall ground sign at the north corner of the property along E. North Street. The sign is proposed to have a single static poster face that is 4 feet 6 inches tall and 15 feet wide and will be located 15 feet above ground level. The proposed sign will have a black background with white lettering and include the message "First Interstate Bank" with the "I" logo that will be orange and red in color. The proposed sign will be internally illuminated using florescent lamps. The proposed sign will be constructed atop two dark wood pillars setting on a dark brick base to match the existing building. The proposed sign and location shall be used exclusively for on-premise signage. The addition of off-premise signage to the proposed sign shall require a Major Amendment to the Planned Commercial Development.

Staff review has noted that the proposed sign fits the character of the existing signage on the property. An existing ground monument sign is located along the southwest property

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line along Anamosa Street constructed on two pillars of dark brown wood setting on a brick base matching the existing building. The ground monument sign includes a 3 foot 5 inch tall by 10 foot 11 inch wide static poster sign with the message "First Interstate Bank" in white lettering with a black background as well as the "I" logo orange and red in color. The ground monument sign also includes a 1 foot 6 inch tall by 6 foot electronic message center displaying time and temperature. The proposed ground sign and the existing ground sign will be identical other than the proposed sign will be larger and will not include an electronic message center.

In addition, the screening for the dumpsters is constructed of brick matching the existing building and includes wall signs on the east and south sides of the enclosure with the messages "First Interstate Bank" in white lettering with the orange and red "I" logo.

Sign Location: The submitted site plan identifies that the proposed sign will be located at the north corner of the property along E. North Street. The sign is proposed to be set back 10 feet from the west and east property lines outside of the existing 8 foot utility and minor drainage easement.

Sight Triangle: The proposed location of the sign will not be located within the pedestrian or vehicular sight triangle.

Parking: The proposed signage will not increase the parking requirement for the property, nor will the proposed location of the sign take the place of any existing parking spaces. The parking plan submitted by the applicant identifies that 101 spaces are provided on the property exceeding the 98 that are required. In addition, 5 spaces are handicap accessible with 3 being "van" accessible.

Landscaping: The proposed signage will not increase the landscape requirement for the property. It should be noted that the proposed signage may reduce some of the landscape currently being provided on the property at the proposed location of the sign. However, the landscape plan submitted by the applicant identifies that 95,917 landscape points are being provided exceeding the 90,305 points that are required on the property. The landscaping must be installed as per the approved landscape plan and must comply with all requirements of the Zoning Ordinance. In addition, all landscaping must be continually maintained in a live, vegetative state.

Site Improvements: The previously approved bank has been constructed on the property. Staff recommends the landscaping, parking, signage and other infrastructure to support the use be constructed as per previously approved Commercial Development Plan and subsequent Major and Minor Amendments. In addition, staff recommends that the property be continually maintained as per the requirements of the previously approved Commercial Development Plan.

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 August 26, 2010 Planning Commission meeting if these requirements

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have not been met. Staff has not received any inquiries or objections to the proposed request.

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the stipulations as identified above.