

STAFF REPORT
October 7, 2010

No. 10PD056 - Major Amendment to a Planned Commercial Development **ITEM 29**

GENERAL INFORMATION:

APPLICANT	Destination Rapid City
AGENT	FourFront Design, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 10PD056 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 1-16, Block 75, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.28 acres
LOCATION	Between 5th and 6th Streets, north of Main Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	Central Business District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/10/2010
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

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

1. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing the awning along the west side of the building located outside of Sixth Street right-of-way. In addition, a detail of the awning shall be submitted for review and approval identifying the dimensions of the awning, building materials and color. A revised elevation shall also be submitted for review and approval showing that the proposed awning provides a minimum 8 foot height above grade;
2. Prior to Planning Commission approval, a revised elevation shall be submitted for review

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- and approval showing that the proposed awnings along the south side of the structure provide a minimum 8 foot height above grade;
3. Prior to Planning Commission approval, revised elevations shall be submitted for review and approval removing the banners from the south elevation;
 4. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the construction plans shall be sealed and signed by a Professional Engineer;
 5. Prior to issuance of a Certificate of Occupancy, the existing structural damage, including damaged drain lines and electrical conduit, shall be repaired;
 6. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
 7. The proposed structure(s) shall conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to the Planned Commercial Development;
 8. The structure shall be constructed in compliance with the approved 11.1 Historic Permit and shall meet all requirements of Section 1-19A-11.1 South Dakota Codified Law Historic Preservation Review Procedures;
 9. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. The proposed electronic public message board shall be located within the parking garage as proposed and shall be used exclusively to display public service messages. 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;
 10. The currently adopted International Fire Code shall be continually met;
 11. A 4 foot front yard setback along Sixth Street and a zero foot front yard setback along Fifth Street shall be continually provided;
 12. The parking garage shall continue to meet all requirements for the Americans with Disability Act;
 13. Minimum 8 ½ foot wide parking stalls with 24 foot wide access lanes shall be allowed as previously granted;
 14. All provisions of the General Commercial District shall be met unless an exception is specifically authorized as a stipulation of this Major Amendment to the Commercial Development Plan;
 15. The Major Amendment to the Planned Commercial Development shall allow for a parking garage with restrooms, a mechanical room, Zamboni enclosure and equipment storage facility, and bike storage to be located on the property; and,
 16. The Major Amendment to the Planned Commercial Development shall expire if the use is not undertaken and completed 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. A one year time extension may be granted if requested in writing to the Growth Management Director prior to the Final Development Plan approval expiration date.

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GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Commercial Development to allow changes to the public parking garage currently located on the property. In particular, the applicant is proposing to relocate the entrance along the west side of the garage structure and to remodel the existing structure to add two public restrooms, a 380 square foot Zamboni enclosure and equipment storage facility, a mechanical room, a bike storage area, awnings along the west and south side of the structure and guardrails. In addition, a public electronic message board will be added within the parking structure under the stair tower located at the west end of the structure. As a result of the expansion, nine existing parking stalls will be eliminated.

On April 6, 1998, the City Council approved a Planned Commercial Development (File #98PD003) to allow a parking garage with minimum 8 ½ foot wide parking stalls and 24 foot wide access aisles to be located on the property.

The property is located between 5th Street and 6th Street, north of Main Street. Currently, a three story parking structure is located on the property.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Commercial Development Plan and has noted the following considerations:

Design Features: The applicant has submitted structural elevations identifying that the proposed additions to the parking structure will include a brick clad exterior to match the existing structure. In addition, the applicant has obtained approval of an 11.1 Historic Permit for the proposed changes to the structure.

Staff recommends that the proposed structure conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to the Planned Commercial Development. In addition, the structure must be constructed in compliance with the approved 11.1 Historic Permit and must meet all requirements of Section 1-19A-11.1 South Dakota Codified Law Historic Preservation Review Procedures.

Awnings: The elevations identify that retractable awnings will be added to the south side of the parking structure and a permanent awning will be added over the entrance on the west side of the structure. To date, the applicant has not submitted an elevation demonstrating that the awnings are located a minimum 8 foot above grade as required by the City's building codes. In addition, an elevation of the west side awning showing the dimensions, building material and colors has not been submitted for review and approval. The site plan also shows the awning on the west side of the structure extending into Sixth Street right-of-way.

Staff recommends that prior to Planning Commission approval, a revised site plan be submitted for review and approval showing the awning along the west side of the building located outside of Sixth Street right-of-way. In addition, a detail of the awning must be submitted for review and approval identifying the dimensions of the awning, building materials and color. A revised elevation must also be submitted for review and approval

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showing that the proposed awnings provide a minimum 8 foot height above grade.

Banners: The elevations show banners along the south side of the structure. However, the Sign Code prohibits the use of banners. As such, staff recommends that prior to Planning Commission approval, revised elevations be submitted for review and approval removing the banners from the south elevation.

Signage: An electronic message board is proposed under the stair tower located at the west end of the structure. The applicant has indicated that the message board will be used for public messages only. Since the electronic message board will be used to convey public messages only, staff recommends that the sign be allowed. In particular, staff recommends that the proposed electronic public message board be located within the parking garage as proposed and be used exclusively to display public service messages. 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. 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 sign(s) 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.

Red Line Comments: Staff has reviewed the proposed construction plans and has noted several red line comments. In particular, the plans must be revised to provide a sand interceptor at the location of the Zamboni drain. In addition, the plans must be revised to show water service line connection(s).

Staff recommends that prior to issuance of a building permit, all necessary changes be made to the construction plans as identified on the red lined drawings. In addition, the construction plans must be sealed and signed by a Professional Engineer.

Structural Damage: A site inspection of the parking structure has identified that damage to the drain lines and conduit for the electrical wiring has occurred. Since this damage creates safety concerns, staff recommends that prior to issuance of a Certificate of Occupancy for the proposed expansion, the existing structural damage be repaired.

Exceptions: The previously approved Planned Commercial Development reduced the width of the parking stalls from 9 feet to 8 ½ feet. In addition, the access lane width was reduced from 26 feet to 24 feet. The front yard setbacks were also reduced to allow a 4 foot front yard setback along Sixth Street and a zero foot front yard setback along Fifth Street. Staff recommends that minimum 8 ½ foot wide parking stalls with 24 foot wide access lanes be allowed as previously granted. In addition, a minimum 4 foot front yard setback along Sixth Street and a zero foot front yard setback along Fifth Street must be continually provided.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the October 7, 2010 Planning Commission meeting if these requirements

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have not been met.