

STAFF REPORT  
October 21, 2010

---

**No. 10PD060 - Major Amendment to a Planned Commercial Development**      **ITEM 21**

---

GENERAL INFORMATION:

APPLICANT	Midland Rushmore, LLC
AGENT	Joe Feldman for BFA, Inc.
PROPERTY OWNER	Sam's Real Estate Business Trust
REQUEST	<b>No. 10PD060 - Major Amendment to a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 2 of Rushmore Crossing, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.591 acres
LOCATION	925 Eglin Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/17/2010
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. A minimum of 637 parking spaces shall be provided with 13 of the parking spaces being handicap accessible spaces. Two of the handicap spaces shall be "van accessible". In addition, three stacking lanes shall be provided for each individual fueling station. All

STAFF REPORT  
October 21, 2010

---

**No. 10PD060 - Major Amendment to a Planned Commercial Development** **ITEM 21**

---

- provisions of the Off-Street Parking Ordinance shall be continually met;
2. A minimum of 504,098 landscaping points with a minimum of 15 planter islands shall be provided. In addition, the landscaping shall be in accordance with the approved plans. All landscaping shall also be continually maintained in a live vegetative state and replaced as necessary;
3. The roof top units and the roof membrane shall be the same color. In addition, the proposed structure(s) shall conform architecturally to the plans and elevations and color palette reviewed and approved as part of the Initial and Final Planned Commercial Development;
4. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
5. Prior to setting the signal at the intersection of Eglin Street and Approach No. 9, a traffic signal warrant analysis, signed and sealed by a licensed South Dakota Professional Engineer, verifying that warrants are being met shall be submitted for review and approval. If the traffic signal warrant analysis demonstrates that a signal is required, then the signal shall be installed;
6. An Air Quality Permit application shall be submitted for review and approval prior to any surface disturbance of one acre or more. In particular, the Air Quality Permit shall include the owner's signature, identify the local contractor, describe the location of the work area and include a site plan;
7. The compactor and the bale and pallet area shall be located in compliance with the proposed plan and screened along all four sides as proposed;
8. No outdoor storage of palettes, card board boxes or other similar materials shall be allowed outside of the screened bale and pallet area. In addition, no storage of semi-trailers shall be allowed on the property;
9. The outdoor display area shall be designed and located in compliance with the proposed plan;
10. The three rail white fencing shall be allowed on a temporary basis only. Once the development has been completed, the fence shall be removed on a phase by phase basis;
11. The retaining wall shall be constructed in compliance with the approved plans. In addition, a Permit to Work in the Right-of-way shall be obtained if needed;
12. 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. 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. 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 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;
13. The Truck Route Plan shall continually meet the minimum radii and turning movement requirements;
14. An east-west pedestrian sidewalk shall be provided as proposed as a part of the construction of the Sam's Club site. The proposed north-south pedestrian sidewalk shall be constructed along the east side of the access aisle when future development occurs

STAFF REPORT  
October 21, 2010

---

**No. 10PD060 - Major Amendment to a Planned Commercial Development**      **ITEM 21**

---

- on the adjacent properties. In particular, the sidewalk shall be allowed to be constructed in phases contingent upon a pedestrian sidewalk being extended from Eglin Street to the specific building site;
15. The currently adopted International Fire Code shall be continually met;
  16. The lighting shall 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;
  17. A retail store and a gas station shall be allowed on the property. In addition, no overnight camping or overnight recreational vehicle parking shall be allowed. Any other use of the property shall require the review and approval of a Major Amendment to the Commercial Development Plan;
  18. All provisions of the General Commercial District shall be met unless an exception is specifically authorized as a stipulation of this Initial and Final Commercial Development Plan application or a subsequent Major Amendment; and,
  19. 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 time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

**GENERAL COMMENTS:**

The applicant has submitted a Major Amendment to the Planned Commercial Development to eliminate three parking spaces and to remove a portion of a landscape island located on the east side of the commercial building in order to provide recreational vehicle access to a service bay within the commercial building. As a result, the applicant has requested to reduce the parking requirement from 641 parking spaces to 638 parking spaces, to reduce the required landscape points from 504,847 points to 504,098 points. In addition, the applicant is requesting to revise the approved color of the roof top units from beige to tan.

On March 26, 2009, the Planning Commission approved an Initial and Final Planned Commercial Development to construct a 141,445 square foot commercial store with a gas station on the property. The commercial store will be the future location of "Sam's Club".

The property is located in the southeast intersection of Luna Avenue and Eglin Street. Currently, the "Sam's Club" building is under construction on the property.

**STAFF REVIEW:**

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

**Parking:** A stipulation of approval of the Initial and Final Planned Commercial Development requires that a minimum of 641 parking spaces be provided as per the applicant's proposed parking plan. The 141,445 square foot Sam's Club retail store and the 192 square foot gas station kiosk require that a minimum of 637 parking spaces be provided. Thirteen of the

STAFF REPORT  
October 21, 2010

---

**No. 10PD060 - Major Amendment to a Planned Commercial Development**      **ITEM 21**

---

parking spaces must be handicap accessible with two of the spaces being "van accessible". As previously indicated, the applicant is proposing to remove three parking spaces in order to provide recreational vehicle access to a service bay located on the east side of the "Sam's Club" building. Eliminating the three parking spaces will result in 638 parking spaces being provided which exceeds the minimum required 637 parking spaces. In addition, the parking plan identifies 15 handicap accessible spaces with two of the handicap spaces being "van accessible".

Staff recommends that a minimum of 637 parking spaces be provided with 13 of the parking spaces being handicap accessible spaces. Two of the handicap spaces must be "van accessible". In addition, three stacking lanes must be provided for each individual fueling station. All provisions of the Off-Street Parking Ordinance must be continually met.

Landscaping: A stipulation of approval of the Initial and Final Planned Commercial Development requires that a minimum of 504,848 landscape points be provided as per the applicant's landscape plan. However, pursuant to the City's adopted Landscape Ordinance, a minimum of 491,881 landscaping points are required. In addition, 13 planter islands must be provided. Removing a portion of the landscape island as proposed results in a total of 504,098 landscape points being provided with 15 planter islands. The revised landscape plan exceeds the minimum requirements as set forth in the City's adopted Landscape Ordinance.

Staff recommends that a minimum of 504,098 landscaping points with a minimum of 15 planter islands be provided. In addition, the landscaping must be in accordance with the approved plans. All landscaping must also be continually maintained in a live vegetative state and replaced as necessary.

Design: The approved elevations submitted with the Initial and Final Planned Commercial Development application for the Sam's Club retail store identified the building as a one story structure with a parapet along all four sides. In addition, the elevations identified the gas station as a one story structure with a flat roof. The elevations also identified that both structures will be constructed with concrete masonry units, cultured stone, synthetic stucco, drivet and glass. In addition, the approved elevations included a varied texture design along the front of the Sam's Club building to break up the large span of wall and capped pillars along the front of the building which also provided an additional architectural feature to break up the large span of wall. The approved color scheme included shades of beige and brown with blue banding. In particular, it was noted that the roofing system for the Sam's Club building will be a single ply thermoplastic polyolefin membrane in a beige color and that all roof top units will be painted to blend with the roofing membrane.

On February 2, 2010, a Minimal Amendment was approved to change the banding around the gas station from "honorable blue" to "brevity brown". The applicant is now requesting to change the color of the roof top units from beige to tan. However, during the review of the Initial and Final Planned Commercial Development, it was noted that the roof would be highly visible from Eglin Street and Luna Avenue due to the elevation difference between the building site and the adjacent streets. In order to minimize the impact of the roof's

STAFF REPORT  
October 21, 2010

---

**No. 10PD060 - Major Amendment to a Planned Commercial Development**      **ITEM 21**

---

visibility, the applicant concurred that all roof top units would be the same color as the roof membrane.

Staff has inspected the site and noted that the exterior of the Sam's Club building, including the placement of the roof top units, has been completed. In particular, it was noted that the roof top units do not match the color of the roof top membrane. In addition, the landscaping for the Sam's Club building has been planted. Even though the deciduous trees are 10 to 15 feet in height and the evergreen trees are 6 to 8 feet in height at planting, they do not provide any screening of the roof due to the elevation difference between the property and the adjacent streets. It may take several years of growth before the landscaping along Eglin Street and Luna Avenue will provide any screening of the roof top.

Since the roof is highly visible from the adjacent streets and since it may be several years before the landscaping provides any screening of the roof top, staff recommends that the roof top units and the roof membrane be the same color as previously required. Designing the roof as one color for both the roof membrane and the roof top units will minimize its impact.

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 21, 2010 Planning Commission meeting if these requirements have not been met.