

STAFF REPORT
February 24, 2011

No. 11PD006 - Initial and Final Planned Commercial Development

ITEM 6

GENERAL INFORMATION:

APPLICANT	THF Stoneridge Development, LLC
PROPERTY OWNER	Stoneridge, LLC
REQUEST	No. 11PD006 - Initial and Final Planned Commercial Development
EXISTING LEGAL DESCRIPTION	<p>A portion of the S1/2 of the NE ¼ of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the northwesterly corner of Lot 7 of Block 2 of Black Hills Center, and the point of beginning; Thence first course: S00°19'55"W, along the westerly boundary of said Lot 7 of Block 2, a distance of 398.60 feet, to a point on the northerly edge of E. Catron Boulevard right-of-way; Thence second course: N89°40'08"W, along the northerly edge of said E. Catron Boulevard right-of-way, a distance of 1764.70 feet, to the easterly edge of Black Hills Boulevard right-of-way; Thence third course: N00°03'36"E, along the easterly edge of said Black Hills Boulevard right-of-way, a distance of 191.09 feet; Thence fourth course: N00°14'35"E, along the easterly edge of said Black Hills Boulevard right-of-way, a distance of 61.27 feet; Thence fifth course: curving to the right, along the easterly edge of said Black Hills Boulevard right-of-way, on a curve with a radius of 364.00 feet, a delta angle of 30°12'45", a length of 191.94 feet, a chord bearing of N15°14'34"E, and chord distance of 189.72 feet; Thence sixth course: N30°20'35"E, along the easterly edge of said Black Hills Boulevard right-of-way, a distance of 99.91 feet; Thence seventh course: N75°17'37"E, along the easterly edge of said Black Hills Boulevard right-of-way, a distance of 14.10 feet, to the southerly edge of Stumer Road right-of-way; Thence eighth course: S59°41'22"E, along the southerly edge of said Stumer Road right-of-way, a distance of 434.78 feet; Thence ninth course: curving to the left, along the southerly edge of said Stumer Road right-of-way, on a curve with a radius of 429.50 feet, a delta angle of 29°59'41", a length of 224.85 feet, a chord bearing of S74°42'44"E, and chord distance of 222.29 feet; Thence tenth course: S89°40'57"E, along the southerly edge of said Stumer Road right-of-way, a distance of 730.54 feet; Thence eleventh course: curving to the left, along the southerly edge of said Stumer Road</p>

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right-of-way, on a curve with a radius of 429.50 feet, a delta angle of 43°16'08", a length of 324.35 feet, a chord bearing of N68°42'08"E, and chord distance of 316.70 feet; Thence twelfth course: curving to the right, along the southerly edge of said Stumer Road right-of-way, on a curve with a radius of 370.50 feet, a delta angle of 07°24'51", a length of 47.94 feet, a chord bearing of N50°51'43"E, and chord distance of 47.91feet, to the northwesterly corner of said Lot 7 of Block 2, and the point of beginning

PARCEL ACREAGE	Approximately 12.557 acres
LOCATION	At the northeast corner of the intersection of Black Hills Boulevard and Catron Boulevard/U.S. Highway 16B
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	Highway Service District (Pennington County)
East:	General Commercial District (Planned Development Designation)
West:	Office Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/27/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Initial and Final Planned Commercial Development be approved with the following stipulations:

1. The proposed 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 addition of electronic signs shall be considered a Major Amendment to 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;

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2. Landscaping shall be provided and irrigated in compliance with the approved landscape plan. Changes to the proposed landscape plan, which the Growth Management Director determines to be consistent with the original approved landscape plan, shall be allowed as a Minimal Amendment to the Planned Commercial Development; and,
3. 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 an Initial and Final Commercial Development Plan to allow for the construction of a pylon sign located northeast of the intersection of Black Hills Boulevard and Catron Boulevard. The pylon sign will function as a Joint Identification Sign advertising proposed businesses within the "Black Hills Center" commercial development. The proposed sign will measure 35 feet in height by 19 foot 4 inches in width. In addition, the sign is designed with a "River Rock Lakeshore" cultured stone base with 4 foot high by 16 foot wide individual translucent sign panels mounted on an aluminum sign cabinet. The sign elevation identifies the color of the sign in shades of brown, black and tan more specifically labeled as "Row House Tan", "Tricorn Black", "Bronze" and "Rockwood Clay".

On January 27, 2011, the Planning Commission approved a Final Planned Commercial Development (File #10PD071) to allow a 154,750 square foot "Walmart Supercenter" with an outdoor garden center, a 27,300 square foot mini-anchor retail store, a 19,600 square foot shopping center and a detention facility on property located north and east of this site. In addition, the Planning Commission recommended approval of a Preliminary Plat (File #10PL096) to create five lots to be known as Lots 1 through 5, Block 4 of the Black Hills Center. The proposed "Walmart Supercenter" is to be located on proposed Lot 2 and the 27,300 square foot mini-anchor retail store, the 19,600 square foot shopping center and the detention facility is to be located on proposed Lot 3. Planning Commission's approval of the Final Planned Commercial Development application has been appealed to City Council and will be considered at the February 22, 2011 City Council meeting. The Preliminary Plat will also be considered at the February 22, 2011 City Council meeting.

The property is located northeast of the intersection of Black Hills Boulevard and Stumer Road and west of 5th Street. The property is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Commercial Development Plan and has noted the following considerations:

Joint Identification Signs: A joint identification sign is defined as a sign designed to identify multiple businesses located in a specific area that have been designated as a development complex by the Director of Growth Management or their designee regardless of whether said establishments occupy separate structures or are under separate ownership. On December 13, 2010, a development complex boundary was approved as by the Growth

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Management Director to allow joint identification signs to be used as signage for the proposed development. The proposed sign is located within the approved development complex boundary.

Chapter 15.28.225 of the Rapid City Municipal Code states that a joint identification sign shall be allowed to have a maximum area of 100 square feet or 1 square foot of sign for each 2 linear feet of street frontage of the development complex, whichever is greater, provided that the total area of all signs on each frontage shall not exceed 200 square feet. The maximum height of a joint identification sign shall be 15 feet. As previously indicated, the applicant's joint identification sign measures 35 feet in height with 307 square foot sign area. On January 19, 2011, the Sign Code Board of Appeals granted a Variance to allow the proposed joint identification sign with a height of 35 feet and with a 307 square foot sign area.

The applicant has submitted a site plan demonstrating that the proposed joint identification sign will be located outside of any sight triangles and will not create any utility conflicts or interfere with drainage within this area of the property. As such, staff recommends that the proposed signage conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. No electronic signs are being approved as a part of this sign package. The addition of electronic signs shall be considered a Major Amendment to 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 must also be obtained.

Landscaping: The applicant has submitted a landscape plan identifying a mix of shrubs and perennials around the base of the proposed joint identification sign. In addition, the landscape plan identifies that the landscaping will be irrigated. The proposed landscape plan exceeds the minimum landscape requirements as per the City's adopted Landscape Ordinance. As such, staff recommends that the landscaping be provided and irrigated in compliance with the approved landscape plan. Changes to the proposed landscape plan, which the Growth Management Director determines to be consistent with the original approved landscape plan, shall be allowed as a Minimal Amendment to the Planned Commercial Development.

Notification Requirement: The white slips from the certified mailings have been submitted to the Growth Management Department. As of this writing, the corresponding green cards have not been returned to the Growth Management Department. The sign has been posted on the property. To date, staff has not received any calls of inquiry regarding this application.