

STAFF REPORT
April 26, 2012

No. 12PD010 - Initial and Final Commercial Development Plan

ITEM 8

GENERAL INFORMATION:

APPLICANT	Nathan Herbst
AGENT	Hermanson Egge Engineering, Inc.
PROPERTY OWNER	River City Properties, LLC
REQUEST	No. 12PD010 - Initial and Final Commercial Development Plan
EXISTING LEGAL DESCRIPTION	Lot 3 less the south 30 feet located in the NW1/4 SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.38 acres
LOCATION	1316 Cambell Street
EXISTING ZONING	General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	Flood Hazard District
West:	Flood Hazard District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	2/24/2012
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

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

- 1. Prior to Planning Commission approval, a hydraulic analysis confirming that the demolition of the existing structure and excavation of the stormwater facility within the floodway will not adversely affect the base flood elevation shall be submitted for review and approval;**
- 2. Prior to Planning Commission approval, a Floodplain Development Permit shall be obtained;**
- 3. Prior to Planning Commission approval, a stormwater report signed and stamped**

STAFF REPORT
April 26, 2012

No. 12PD010 - Initial and Final Commercial Development Plan

ITEM 8

- by a professional engineer which illustrates how the requirements for quality and quantity control of stormwater will be achieved shall be submitted for review and approval;
4. Prior to Planning Commission approval, a grading plan which reflects the stormwater facility grading and details shall be submitted for review and approval;
 5. Prior to Planning Commission approval, a revised site plan addressing redline comments shall be submitted for review and approval;
 6. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
 7. Prior to issuance of a building permit, plans shall be submitted showing sanitary sewer and water connections;
 8. Prior to issuance of a building permit, an erosion and sediment control plan and notes shall be submitted for review and approval;
 9. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
 10. All plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;
 11. A minimum of 160 parking spaces shall be provided. In addition, six of the parking spaces shall be handicap accessible. One of the handicap spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met;
 12. A minimum of 153,727 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
 13. All signage shall continually conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Initial and Final Planned Commercial Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs shall require the review and approval of a Major Amendment to the Planned Commercial Development. 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;
 14. 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 motorist or constitute a nuisance of any kind;
 15. All applicable provisions of the adopted International Fire Code shall continually be met;
 16. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Commercial Development or a subsequent Major Amendment; and,
 17. The Initial and Final Planned Commercial Development shall allow for car sales. Any change in use that is a permitted use in the General Commercial District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Planned Commercial Development.

STAFF REPORT
April 26, 2012

No. 12PD010 - Initial and Final Commercial Development Plan

ITEM 8

GENERAL COMMENTS:

(Update April 19, 2012. All revised and/or added text is shown in bold.) This item was continued at the April 5, 2012 Planning Commission meeting to allow the applicant to address issues identified by staff concerning floodplain development, wastewater, sidewalks, access and parking. The applicant has met with staff concerning these issues and further changes to the proposed development.

The applicant has submitted revised plans increasing the size of the proposed structure from 16,200 square feet to 20,716 square feet. The structure is proposed to be used for auto sales and auto repair for Billion KIA.

(Update March 30, 2012. All revised and/or added text is shown in bold.) This item was continued at the March 22, 2012 Planning Commission meeting to allow the applicant to address issues identified by staff concerning floodplain development, wastewater, sidewalks, access and parking. The applicant has met with staff concerning these issues and further changes to the proposed development. The applicant has indicated that revised plans will be submitted changing the size of the proposed structure located on the property. As such, staff recommends that this item be continued to the April 26, 2012 Planning Commission with the applicant's concurrence.

The applicant has submitted an Initial and Final Commercial Development Plan to construct a KIA car dealership on the property. The Billion KIA dealership was located on the property to the north before a fire razed the building in the past year. The applicant proposes to demolish the existing structure on the property to the north and to build the new dealership on the above legally described property.

On August 2, 1999, the City Council denied without prejudice a Layout Plat (File #99PL070) to subdivide the above legally described property.

On April 1, 2002, the City Council approved a Rezoning request from Flood Hazard District to General Commercial District (File #02RZ007) for a portion of the above legally described property.

On May 9, 2002, Planning Commission approved a Planned Development Designation (File #02PD013) for the above legally described property.

The property is located on the east side of Cambell Street southeast of the intersection of Cambell Street and East Saint James Street. Currently, the property is void of any structural development but was used as parking for Billion Kia.

STAFF REVIEW:

Staff met with the applicant to review the outstanding issues relative to the Initial and Final Commercial Development Plan request. At the meeting, it was determined that this request must be continued to the April 5, 2012 Planning Commission meeting to allow the applicant to address the floodplain issues located on the property. As such, staff recommends that this item be continued to the April 5, 2012 Planning Commission with the applicant's concurrence.

STAFF REPORT
April 26, 2012

No. 12PD010 - Initial and Final Commercial Development Plan

ITEM 8

In addition to the floodplain concerns associated with the property, staff has noted the following considerations:

Use: The applicant is proposing to construct a 20,716 square foot structure to be used as the Billion KIA car dealership. In addition to car sales, a portion of the building will be used as auto repair for KIA vehicles. New and use car sales are a permitted use in the General Commercial District. Vehicle repair is permitted as an accessory use.

All provisions of the General Commercial District must be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Commercial Development or a subsequent Major Amendment. Any change in use that is a permitted use in the General Commercial District will require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the General Commercial District will require the review and approval of a Major Amendment to the Planned Commercial Development.

Engineering: Engineering staff has reviewed the plans submitted by the applicant and has identified issues that must be addressed prior to Planning Commission approval. The applicant must submit a stormwater report signed and stamped by a professional engineer which illustrates how the requirements for quality and quantity control of stormwater will be achieved. The applicant must submit a grading plan which reflects the stormwater facility grading for review and approval. The applicant must submit a revised site plan addressing redline comments and return the plans to the Community Planning and Development Services Department. In addition, the revised plans submitted by the applicant show that the sewer main along Cambell Street will not be modified. Staff recommends that prior to issuance of a building permit, revised plans showing sanitary sewer and water connections as revised be submitted for review and approval.

The applicant is proposing curbside sidewalk along Cambell Street. The applicant must obtain an exception to allow curbside sidewalk or revise the plans to comply with Section 7.5 of the Street Design Criteria Manual. In addition, the site plan shows a driveway on Cambell Street that does not align with the opposite driveway. The applicant must obtain an exception to allow the driveway approach on Cambell Street that does not align with the opposite driveway or revise the plans to comply with Section 8.2.4 of the Street Design Criteria Manual. **The applicant has submitted revised plans showing property line sidewalk in compliance with Section 7.5 of the Street Design Criteria Manual. In addition, revised plans show the driveway in alignment with the opposite driveway on Cambell Street in compliance with Section 8.2.4 of the Street Design Criteria Manual.**

The applicant has not submitted an erosion and sediment control plan with this application. Prior to issuance of a building permit, an erosion and sediment control plan and notes must be submitted for review and approval.

Floodplain: The applicant is proposing to demolish the existing fire damaged structure on the property to the north and to locate a stormwater facility that is partially located on the property to the north. Prior to Planning Commission approval, the applicant must submit a hydraulic analysis confirming that the demolition of the existing structure and excavation of

STAFF REPORT
April 26, 2012

No. 12PD010 - Initial and Final Commercial Development Plan

ITEM 8

the stormwater facility within the floodway will not adversely affect the base flood elevation. The applicant is proposing to locate a portion of the car sales lot on the property to the north. The property to the north and the northern portion of the above legally described property are located in the floodplain. Prior to Planning Commission approval, the applicant must obtain a Floodplain Development Permit.

Landscaping: A minimum of 153,727 landscaping points must be provided for the proposed development. The applicant has submitted a landscaping plan that shows a total of 167,910 landscaping points to be provided. The proposed landscaping is in compliance with Chapter 17.50.300 of the Rapid City Municipal Code.

A minimum of 153,727 landscaping points must be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code must be continually met. All landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Parking: A minimum of 160 parking spaces must be provided. The applicant has submitted a site plan that shows 160 parking spaces. Six handicap accessible spaces are shown with one being "van accessible". The parking provided is in compliance with Chapter 17.50.270 of the Rapid City Municipal Code.

Staff recommends that a minimum of 160 parking spaces be provided. In addition, six of the parking spaces must be handicap accessible. One of the handicap spaces must be "van accessible." All provisions of the Off-Street Parking Ordinance must be continually met.

Signage: The applicant has submitted a sign package that includes directional signage, wall mounted signs and a pylon sign. All signage must continually conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Initial and Final Planned Commercial Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs will require the review and approval of a Major Amendment to the Planned Commercial Development. Lighting for the signs 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.

Lighting: The applicant has submitted a lighting plan for the property showing that it is in compliance with the requirements of the Ordinance. Staff recommends that all outdoor lighting 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 motorist or constitute a nuisance of any kind.

Building Permit: A building permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy. All plans must be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A. **Temporary or permanent site stabilization must be achieved prior to issuance of a Certificate of Occupancy.**

STAFF REPORT
April 5, 2012

No. 12PD010 - Initial and Final Commercial Development Plan

ITEM 2

Notification Requirement: As of this writing, the white slips and green cards have been returned and the required sign has been posted on the property.