

STAFF REPORT
August 9, 2012

No. 12PD027 - Major Amendment to a Planned Development to allow the renovation and expansion of an existing structure **ITEM 2**

GENERAL INFORMATION:

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| APPLICANT | Scott A. Pearce Architect |
| PROPERTY OWNER | Walmart Real Estate Business Trust |
| REQUEST | No. 12PD027 - Major Amendment to a Planned Development to allow the renovation and expansion of an existing structure |
| EXISTING LEGAL DESCRIPTION | Lot A of Lot 5R of Meridian Subdivision located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 21.010 acres |
| LOCATION | 1200 North LaCrosse Street |
| EXISTING ZONING | General Commercial District (Planned Development) |
| FUTURE LAND USE DESIGNATION | Commercial |
| SURROUNDING ZONING | |
| North: | General Commercial District (Planned Development) |
| South: | General Commercial District - Medium Density Residential District (Planned Development) |
| East: | General Commercial District (Planned Development) |
| West: | General Commercial District - General Commercial District (Planned Development) |
| PUBLIC UTILITIES | Rapid City |
| DATE OF APPLICATION | July 13, 2012 |
| REVIEWED BY | Fletcher Lacock / Nicole Lecy |

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Development to allow the renovation and expansion of an existing structure be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction;
2. Prior to issuance of a building permit, a landscaping plan in compliance with Chapter 17.50.300 shall be submitted for review and approval. 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;

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3. Upon submittal of a building permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;
4. A minimum of 1,149 parking spaces shall be provided. In addition, 22 of the parking spaces shall be handicap accessible. Three of the handicap spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met;
5. 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 Major Amendment to the Planned Development. Changes to the proposed sign package, which the Community Planning and Development Services Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Major Amendment to the Planned 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 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;
6. All applicable provisions of the adopted International Fire Code shall continually be met;
7. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment;
8. 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; and,
9. The Major Amendment to the Planned Development shall allow the renovation and expansion of an existing structure. 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 Development.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Development to allow the renovation and expansion of the Wal-Mart store located at 1200 North Lacrosse Street. In particular, the applicant is proposing to expand the Garden Center from 16,703 square feet to 19,723 square feet, to expand the Auto Center to enclose a tire storage area, to update existing wall signage with new Walmart branding and to paint the exterior of the existing structure in neutral brown tones. In addition, the proposed renovation will include changes to the interior of the store to include a separated liquor sales area with a separate checkout.

On November 1, 1993, a Planned Commercial Development (File #PD1222) was approved to allow a 30,000 square foot retail store on the above legally described property.

On May 2, 1994, a Major Amendment to the Planned Development (File #PD1299) was approved to revise the layout of the previously approved retail store.

On September 15, 1997, a Major Amendment to the planned Development (File #PD1626) was approved to allow gas pumps on the above legally described property.

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On September 18, 2000, a Major Amendment to the Planned Development (File #00PD032) was approved to allow the expansion of the existing retail store.

On August 6, 2001, a Major Amendment to the Planned Development (File #01PD041) was approved to allow a revised sign package.

On August 9, 2001, a Major Amendment to the Planned Development (File #01PD043) was approved with stipulations to allow a 525 square foot convenience store east of the existing gas pump islands.

On May 22, 2003, a Major Amendment to the Planned Development (File #03PD019) was approved with stipulations to revise the lighting package.

On December 8, 2005, a Major Amendment to the Planned Development (File #05PD064) was approved with stipulations to revise the approved parking plan by relocating a parking island.

The property is located northeast of the intersection of East Anamosa Street and North Lacrosse Street. A one-story "big box" store and a convenience store are currently located on the property.

STAFF REVIEW:

Staff has reviewed the Final Planned Development Overlay with respect to Chapter 17.50.050(F)5 and has noted the following considerations:

Chapter 17.50.050(F)5: Staff has reviewed the Major Amendment to the Planned Development and concurred that the proposed renovation and expansion of the existing Wal-Mart store located at 1200 North Lacrosse Street is in compliance with the six criteria for review.

Use: The applicant is proposing to renovate and expand the existing Walmart store located at 1200 North Lacrosse Street. In particular, the applicant is proposing to enclose an outdoor tire storage area located on the southeast corner of the existing building, expand the Garden Center located on the west side of the building, to paint the existing structure in neutral brown tones and to update the existing wall signage with new Walmart branding. All provisions of the General Commercial District must be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment. The Major Amendment to the Planned Development will allow the renovation and expansion of the existing Walmart store located at 1200 North Lacrosse Street. 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 Development.

Parking: A minimum of 1,149 parking spaces must be provided. In addition, 22 of the parking spaces must be handicap accessible. Three of the handicap spaces must be

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“van accessible.” The applicant has submitted a parking plan showing a total of 1,154 parking stalls. In addition, 28 of the parking spaces are handicap accessible with four of the spaces being “van accessible”. The parking plan is in compliance with Chapter 17.50.270 of the Rapid City Municipal Code. All provisions of the Off-Street Parking Ordinance must be continually met.

Landscaping: The applicant has submitted a landscaping plan that shows the existing landscaping on the property. However, a landscape point total has not been submitted with the current application. As such, prior to issuance of a building permit, a landscaping plan in compliance with Chapter 17.50.300 of the Rapid City Municipal Code must be submitted for review and approval. 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.

Signage: The applicant is proposing to replace the existing wall signage with new Walmart branding. Currently, there is approximately 638 square feet of wall signage. The proposed new wall signage is approximately 470 square feet in total. A total of eight new signs are proposed. The proposed signage states: “Walmart” with a spark symbol, “Home & Pharmacy”, “Market”, “Outdoor Living”, “Lube”, “Tire” and two signs stating “Auto Center”. 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 Major Amendment to the Planned Development. Changes to the proposed sign package, which the Community Planning and Development Services Director determines to be consistent with the original approved sign package, will be allowed as a Minimal Amendment to the Major Amendment to the Planned 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 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 is not proposing any new outdoor lighting. All outdoor lighting must 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. Upon submittal of a building permit, plans must be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A.

Notification: The white slips and green cards have not been returned. As of this writing, staff is not aware if the sign has been posted. Staff will conduct a site visit before the August 9, 2012 Planning Commission meeting and will notify the Planning Commission at the meeting if this requirement has not been met.