

STAFF REPORT
March 21, 2013

No. 13PD007 - Major Amendment to a Planned Development to Complete Tenant Space and to Construct Additional Parking **ITEM 7**

GENERAL INFORMATION:

APPLICANT	West River Electrical Association
AGENT	RC International
PROPERTY OWNER	West River Electrical Association
REQUEST	No. 13PD007 - Major Amendment to a Planned Development to Complete Tenant Space and to Construct Additional Parking
EXISTING LEGAL DESCRIPTION	Lot 1 of WREA Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.6 acres
LOCATION	3250 East Highway 44
EXISTING ZONING	Light Industrial District (Planned Development)
FUTURE LAND USE DESIGNATION	Industrial
SURROUNDING ZONING	
North:	Light Industrial District (Planned Development Designation)
South:	Light Industrial District
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District - General Commercial
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	February 22, 2013
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Development to complete tenant space and to construct additional parking be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to submittal of a building permit, the applicant shall address redline comments and submit a revised drainage report for review and approval;
3. Prior to submittal of a building permit, an original City Post Construction Stormwater

STAFF REPORT
March 21, 2013

No. 13PD007 - Major Amendment to a Planned Development to Complete Tenant Space and to Construct Additional Parking **ITEM 7**

- Quality Best Management Practices evaluation form shall be submitted for review and approval;
4. Upon submittal of a building permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;
 5. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
 6. A minimum of 761,300 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscape 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;
 7. A minimum of 268 parking spaces shall be provided. Seven 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;
 8. All signage shall continually conform to the Sign Code. 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. All signage not in conformance with the Sign 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 the proposed signs;
 9. 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;
 10. All provisions of the Light Industrial District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment;
 11. All applicable provisions of the adopted International Fire Code shall continually be met; and,
 12. The Major Amendment to the Planned Development shall allow for a two story office building. Any change in use that is a permitted use in the Light Industrial District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Light Industrial 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 complete the existing second floor tenant space and to construct additional parking. In particular, the applicant is proposing to provide tenant space in an open office configuration. The additional parking is for the new second floor tenant. The finished tenant space will include conference rooms, storage and an undivided office area.

On September 4, 2001, the City Council approved a Planned Development Designation (File #01PD048) including the above legally described property.

On January 26, 2006, the Planning Commission approved an Initial Planned Development (File #05PD086) to allow an office building with outdoor storage, warehousing and an

STAFF REPORT
March 21, 2013

No. 13PD007 - Major Amendment to a Planned Development to Complete Tenant Space and to Construct Additional Parking **ITEM 7**

antenna tower to be constructed on the subject property. However, two years lapsed and the Initial Planned Development expired.

On January 22, 2009, the Planning Commission approved an Initial and Final Planned Development (File #08PD012) to allow an office building, warehouse units, and outdoor storage area and an antenna tower.

On April 9, 2009, the Planning Commission approved a Major Amendment to the Planned Development (File #09PD007) to allow the construction of a communication tower.

The property is located on the north side of East Highway 44 between Elk Vale Road and Twilight Drive. Currently, a two story office building is located on the property.

STAFF REVIEW:

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

Use: The applicant is proposing to finish a second floor tenant space and to construct additional parking for the proposed office use. In particular, the applicant is proposing to use this area of the building for conference rooms, storage and an undivided office area for a new tenant. The property is zoned Light Industrial District. The proposed office use is a permitted use in the Light Industrial District.

The Major Amendment to the Planned Development will allow for a two story office building. Any change in use that is a permitted use in the Light Industrial District will require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Light Industrial District will require the review and approval of a Major Amendment to the Planned Development. In addition, all provisions of the Light Industrial District must be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment.

Engineering: A building permit and an erosion and sediment control permit will be required prior to any work on the parking areas or any soil disturbing activities. In addition, prior to submittal of a building permit, the applicant must address redline comments and submit a revised drainage report for review and approval. The applicant has indicated in the submitted design plans that the Best Management Practices for stormwater quality are not required. As such, an original City Post Construction Stormwater Quality Best Management Practices Evaluation Form must be submitted for review and approval by the Community Planning and Development Services Director prior to submittal of a building permit.

Parking: The applicant is proposing to pave an additional parking area and to reconfigure the existing parking lot in order to provide adequate parking for the expansion of use in the second floor. Previously, a minimum of 194 parking spaces were required for the first floor tenant with the second floor used as storage. With the proposed expansion in use, a minimum of 268 parking spaces must be provided. In addition, seven of the parking spaces must be handicap accessible. One of the handicap spaces must be "van accessible." The applicant has submitted a parking plan showing a total of 285 parking

STAFF REPORT
March 21, 2013

No. 13PD007 - Major Amendment to a Planned Development to Complete Tenant Space and to Construct Additional Parking **ITEM 7**

stalls. In addition, seven of the parking spaces are handicap accessible with one 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: A minimum of 761,300 landscaping points must be provided for the proposed development. The applicant has submitted a landscaping plan that shows a total of 776,050 landscaping points to be provided. The proposed landscaping is in compliance with Chapter 17.50.300 of the Rapid City Municipal Code. All landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Building Permit: A building permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy. Upon submittal of a building permit, 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.

Signage and Lighting: The applicant has submitted a sign package identifying existing and proposed wall signage. In addition, the existing directional signage will be updated to include the new tenant. An existing pylon sign with a 24 foot wide by 12 foot high billboard and electronic reader board will not be changed. The proposed sign package is in compliance with the Sign Code.

All signage must continually conform to the Sign Code. 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. All signage not in conformance with the Sign 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 the proposed signs.

The applicant has submitted plans that identify the location of existing and proposed outdoor lighting in the parking lot. 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.

Fire Department: All applicable provisions of the adopted International Fire Code must continually be met.

Notification: As of this writing, the white slips and green cards from the certified mailing have not been returned and the required sign has not been posted on the property. Staff will notify the Planning Commission at the March 21, 2013 Planning Commission meeting if these requirements have not been met.