

STAFF REPORT

January 25, 2001

**PCD #00PD069 - Initial and Final Development Plan -
Planned Commercial Development**

ITEM 26

GENERAL INFORMATION:

PETITIONER	Robert Blumenthal for Century Resources, Inc.
REQUEST	PCD #00PD069 - Initial and Final Development Plan - Planned Commercial Development
LEGAL DESCRIPTION	Lots 12 through 18 of Block 17 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .56 Acres
LOCATION	At the intersection of Flormann Street and 7th Street
EXISTING ZONING	Office Commercial District (PDD)
SURROUNDING ZONING	
North:	Office Commercial District (PCD)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Initial and Final Development Plan - Planned Commercial Development be continued to the February 8, 2001 Planning Commission meeting to allow the applicant to submit an alternate site plan.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Commercial Development Plan to allow a 4,200 square foot credit union to be located on the subject property.

On October 2, 2000, the City Council approved Rezoning #00RZ037 to rezone the subject property from Medium Density Residential District to Office Commercial District with a Planned Development Designation.

Currently, a single family residence and a garage are located in the northwest corner of the property. The applicant has indicated that the existing structures will be removed and a new commercial structure will be built to house the credit union currently located north of the property across Flormann Street.

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In addition to the credit union, two office buildings, a savings and loan and a Radio station are located on the property across Flormann Street. A medical facility is currently being constructed along the eastern portion of the property. The properties to the south and east are currently zoned Medium Density Residential District with existing residential development. The property to the west, across Seventh Street, is currently zoned General Commercial District and is the location of a motel.

STAFF REVIEW: During the review of the Planned Development Designation, staff noted several concerns that must be addressed upon submittal of an Initial and Final Development Plan. The applicant's site plan has not adequately addressed these concerns. As such, staff is recommending that the Initial and Final Development Plan be continued to allow the applicant to submit an alternate site plan. More specifically, staff is concerned with the following issues:

Access and Traffic Concerns: During the Planned Development Designation review, staff identified that approach locations along Flormann Street would be limited. Staff also recommended that Seventh Street, located along the west lot line of the property, serve as access to the proposed office commercial development. In addition, the staff report noted that no access would be allowed along the alley in order to limit the impact of the development on the surrounding residential development. The applicant's site plan identifies an approach on Flormann Street and a second approach onto the alley. The Flormann Street approach is aligned with an existing approach located along the north side of Flormann Street. While it is better to align the access on Flormann Street with the access to the northern property, the Street Design Criteria Manual requires that access be taken from the lower order street, Seventh Street. The approach onto the alley may negatively impact the residential use located directly south of the subject property. The applicant's site plan identifies three drive-up teller windows along the west side of the proposed credit union. The alley access will serve as an "exit only" approach for the drive-up customers. As such, vehicle headlights will shine onto the residential lots located directly south of the alley. Staff is recommending that the Initial and Final Development Plan be continued to allow the applicant to submit an alternate site plan eliminating access onto the alley and Flormann Street as previously identified. Staff would support an approach onto Seventh Street that meets the minimum separation distance from the intersection of Seventh Street and Flormann Street. Revising the site plan as identified while continuing to provide adequate on-site parking and drive-up teller windows, may require that the credit union be relocated on the subject property and/or reduced in size.

Buffering and Screening: During the review of the Planned Development Designation, it was identified that substantial screening and landscaping must be provided along the east and south lot lines of the property to create a buffer to the existing residential uses on the surrounding properties. The applicant's site plan identifies that a screening fence is proposed along the east lot line and the east half of the south lot line adjacent to the alley. The remainder of the south lot line is void of a screening fence in order to accommodate the proposed approach onto the alley. As previously indicated, staff is recommending that the

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site plan be revised to eliminate the alley access. As such, staff is recommending that the screening fence be extended down the entire length of the south lot line. In addition, staff is recommending that additional landscaping be provided along the east and south lot lines to limit any future development on these portions of the property. The landscaping will also serve to reduce any negative noise and/or lighting nuisances that may be generated by the proposed use. (Please note that the screening fence must be located so that it does not encroach into any 25 foot sight triangles and meets the limitations for fences in a front yard.)

Sight Triangles: A 25 foot sight triangle must be maintained along approach locations to the property. In addition, a seventy foot sight triangle must be maintained on the subject property at the intersection of Seventh Street and Flormann Street. The applicant's site plan identifies that the southwest corner of the proposed structure and a ground sign are located within the 25 foot sight triangle relative to the alley approach. Obviously this issue will be resolved upon the elimination of the alley approach. However, the applicant should be aware that any revised approach location(s) will require that a sight triangle, free of any obstructions or structures, be maintained at all approach locations.

Topographic and Drainage Concerns: The Engineering Division has indicated that topographic and grading plans must be submitted for review and approval. In addition, a drainage plan accounting for the proposed land use as well as upstream, downstream and on-site conditions must be submitted prior to the Final Development Plan approval. The Engineering Division has indicated that drainage easements must be granted, if necessary, and drainage improvements completed. In addition, Meade Hawthorne Drainage Basin Fees must be paid upon issuance of a building permit.

Setbacks: A minimum 25 foot rear and side yard setback is required in the Office Commercial Zoning District. The applicant's site plan identifies a 15 foot rear yard setback and a 23 foot side yard setback. The screening fence coupled with additional landscaping and the alley separation, serves as a buffer between the subject property and the adjacent property(s) if no openings are provided along this wall and no outdoor use area are located between the structure and the alley.

Staff is concerned with the encroachment into the side yard setback since the adjacent property is zoned Medium Density Residential District without any additional separation of use, such as an alley or street. Staff is recommending that the applicant's revised site plan maintain a minimum 25 foot side yard setback.

Fire Department Concerns: The Fire Department has indicated that a minimum of 1,750 gallons of water per minute must be provided to insure adequate fire flow. In addition, one fire hydrant is required. The Fire Department has indicated that a fire hydrant located across the street may be used to serve the property if adequate fire flows are available. In addition, the Fire Department is concerned that a large tree located at the southwest corner of the property may impede emergency vehicle access upon maturity of the tree. Staff is recommending that the

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applicant work with the Fire Department to address these issues prior to approval of a Final Development Plan.

Parking Requirements: The proposed use requires that a minimum of 17 parking spaces be provided. One of the spaces must be van handicap accessible. In addition, each drive-up lane requires a minimum of three stacking lanes. The proposed site plan provides the minimum required parking spaces and stacking lanes. The revised site plan must continue to meet the minimum standards established by the Parking Regulations.

Landscaping Requirements: A minimum of 20,300 landscaping points are required. The current site plan identifies that a minimum of 20,500 landscaping points will be provided. Staff is recommending that the revised site plan continue to provide the minimum required landscaping points. In addition, staff is recommending that the landscaping be relocated as previously identified in order to minimize any negative impact the proposed use may have on the surrounding residential use.

Based on the issues and concerns as identified, staff is recommending that the Initial and Final Development Plan be continued to the February 8, 2001 Planning Commission meeting to allow the applicant to submit an alternate site plan. The revised site plan must address all of the concerns and issues as outlined above and as identified during the Planned Development Designation review. Staff met with the applicant on or about December 28, 2000 to discuss the concerns identified during the Planned Development Designation review. In particular, staff identified access concerns to the subject property and the potential negative impact the proposed use may have on the surrounding residential development. Staff will continue to work with the applicant in reviewing alternate site plan(s).