

STAFF REPORT

February 8, 2001

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

ITEM 22

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 approved with the following stipulations:**

Engineering Division Recommendation:

- 1. Prior to City Council approval of the Final Commercial Development Plan, the site plan shall be revised to show the approach along Seventh Street shifted to the north as required by the Engineering Division;**
- 2. Prior to City Council approval of the Final Commercial Development Plan, drainage information accounting for the proposed land use as well as upstream, downstream and on-site conditions shall be submitted for review and approval;**
- 3. Prior to issuance of a building permit, topographic information and a grading plan shall be submitted for review and approval;**
- 4. Prior to issuance of a building permit, Meade Hawthorne Drainage Basin Fees shall be paid;**

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Fire Department Recommendations:

5. Prior to City Council approval of the Final Commercial Development Plan, fire flow information identifying that a minimum of 1,750 gallons of water per minute are provided shall be submitted for review and approval;
6. Prior to City Council approval of the Final Commercial Development Plan, the applicant shall work with the Fire Department to identify that a fire hydrant with adequate fire flow is provided;
7. Prior to City Council approval of the Final Commercial Development Plan, the applicant shall work with the Fire Department to insure that a large tree located at the southwest corner of the property shall not impede emergency vehicle access upon maturity of the tree;
8. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;

Building Inspection Recommendations:

9. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
10. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;

Urban Planning Division Recommendations:

11. The screening fence shall be constructed to a minimum height of six (6) feet with the exception of the first twenty five feet of fence extending into the property from Flormann Street and Seventh Street. That portion of the fence shall be constructed to a minimum height of four (4) feet. In addition, the fence shall be opaque and constructed of wood with no openings along the east or south lot lines;
12. All lighting shall be located so as to prevent shining directly onto the adjacent residential development(s);
13. A 4 foot X 48 foot wall sign shall be allowed on the north side of the structure, a 4 foot X 15 foot wall sign shall be allowed on the west side of the structure. A ground sign shall be allowed at the entrance of the building. In addition, directional signs shall be allowed in the drive up lanes;
14. The heating and air handling equipment, with the exception of the condenser, shall be located in the basement of the structure. The condenser shall be located within a screened area.;
15. A minimum 25 foot front and rear yard setback and a minimum 25 foot side yard setback shall be maintained;
16. The proposed structural design shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development. In particular the building shall be a one-story structure with an exterior façade

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- consisting of wood, drivet and glass. In addition, a parapet shall be located along the west, east and north sides of the roof; and,
17. **The proposed building shall be used as a credit union. Any other use shall require a Major Amendment to the Planned Commercial Development.**

GENERAL COMMENTS: **This item was continued from the January 25, 2001 Planning Commission meeting to allow the applicant to submit an alternate site plan. This Staff Report has been revised as of 1/30/01. New or revised text is shown in bold print.** 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.

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

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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 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. **On January 29, 2001, the applicant submitted a revised site plan eliminating the approach onto the alley. The revised site plan continues to show the approach onto Flormann Street. In addition, an approach onto Seventh Street is shown approximately 10 feet north of the alley along the west lot line of the subject property. The Engineering Division is reviewing the site plan with the Traffic Engineer to determine if the Seventh Street approach must be shifted north to reduce any conflict the approach may have with alley traffic. The applicant has indicated that the site plan will be revised as required by the Engineering Division. Staff is recommending that the site plan be revised as identified prior to City Council approval of the Final Development Plan.**

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 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.) **The revised site plan identifies a six foot high wooden fence located along the south and east lot lines. The fence is reduced to a four foot high fence for a distance of twenty five feet as it extends into the property from Flormann Street and Seventh Street. The fence is reduced at these points in order to meet the front yard height limitations for a fence as required by the Zoning Ordinance. The revised site plan also identifies a row of shrubs along the east lot line and two large trees in the southeast corner of the**

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property to serve as an additional buffer to the residential development located east and south of the property.

Design Features: The applicant has indicated that the building will be a one story structure with a parapet located along the east, west and north sides of the roof. The building will be constructed of wood, glass and drivet. As such, the proposed structure is residential in design and character. The applicant has indicated that the heating and air handling equipment, with the exception of the condenser, will be located in a basement storage area under the structure. The condenser will be located adjacent to the building within a screened area. Locating the heating and air handling equipment in the basement and screening the condenser will minimize noise that may be generated by the equipment.

Lighting and Signage: The applicant has indicated that all exterior lighting on the structure and within the drive up lane area will be so located as to prevent the lighting from shining directly on the adjacent residential development. Staff is recommending that the lighting be allowed as identified as a condition of approval.

The applicant has submitted a sign package identifying a 4 foot X 6 foot wall sign on the north and east side of the structure. A ground sign will be located at the front of the building. In addition, directional signs will be located in the drive up lane area.

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. **Removing the alley approach and shifting the building slightly north on the subject property has eliminated all of the obstructions or structures from within the sight triangles.**

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

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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. **As previously indicated, the proposed structure has been shifted north on the subject property. As such, there are no encroachments into the minimum required 25 foot front, rear and side yard setbacks.**

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 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. **The revised site plan identifies 20 off-street parking spaces with one van handicap accessible space. In addition, the site plan identifies twelve stacking lanes to serve the three drive-up lanes. The revised site plan meets 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. **As previously indicated, the landscaping plan has been revised to provide a row of shrubs along the east lot line and two large trees in the southeast corner of the property. The relocated landscaping along with the screening fence will serve as a buffer to the residential development located east and south of the property.**

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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). **Staff met with the applicant again on December 26, 2001 and discussed necessary revisions to the site plan. As such, the applicant submitted the current site plan on January 29, 2001.**

Notification Requirement: The applicant has returned the mailing receipts verifying that the mail notification requirement has been met. In addition, the sign has been posted on the property. Staff has received one call in opposition to the proposed use. The caller indicated that he owned two rental properties located directly east of the subject property and was concerned that allowing a commercial use in such close proximity would reduce the value of his lots. A second caller indicated that she did not oppose the proposed use as long as it was a part of a Final Development Plan.