

STAFF REPORT

August 24, 2000

PCD #00PD039 - Final Development Plan

ITEM 18

GENERAL INFORMATION:

PETITIONER	Scull Construction
REQUEST	PCD #00PD039 - Planned Commercial Development - Final Development Plan
LEGAL DESCRIPTION	Lot 7 of SSJE Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.234 Acres
LOCATION	East of the intersection of Jess Street and Cambell Street
EXISTING ZONING	General Commercial
SURROUNDING ZONING	
North:	Heavy Industrial (County)
South:	General Commercial
East:	General Commercial
West:	General Commercial
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Commercial Development - Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. Knollwood Drainage Basin Fees shall be paid prior to the issuance of a building permit;
2. Prior to Planning Commission approval, topographic information and a grading plan shall be submitted to insure that all requirements of the Knollwood Drainage Basin Design Plan are being met;
3. Prior to Planning Commission approval, a pavement section design and specifications shall be submitted for review and approval;
4. Prior to Planning Commission approval, existing and proposed sewer service line locations shall be identified;
5. Prior to City Council approval, a revised site plan shall be submitted for review and approval showing the proposed approach shifted to the east to align with Kermit Street or that a minimum 50 foot off-set from the end of Kermit Street radius to the proposed approach shall be provided;
6. Prior to issuance of a certificate of occupancy, handicap ramps shall be installed in accordance with City Code;

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Fire Department Recommendation:

7. Prior to issuance of a Certificate of Occupancy, all fire codes shall be complied with;

Air Quality Recommendation:

8. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;

Urban Planning Division Recommendations:

9. The building shall be a maximum 15,000 square foot one story structure with metal siding and a metal pitched roof. The building shall be colored in hues of tan with a four foot high black and red colored band located along the top of the structure. In addition, two 4 foot by 20 foot mounted wall signs shall be located on the north side of the structure. A third mounted wall sign, also measuring 4 foot by 20 foot, shall be located on the west side of the structure. The signs shall incorporate the same color design as the structure and shall be lighted. Prior to City Council approval, a revised floor plan shall be submitted for review and approval identifying a display window along the front of the proposed building;
10. Prior to City Council approval, a revised landscaping plan shall be submitted for review and approval identifying an irrigation system to serve the proposed landscaping;
11. A 4,000 square foot area of the proposed building shall be used as a muffler shop and shall meet the minimum requirements established for a vehicle service establishment as identified in the General Commercial Zoning District. In addition, the remaining 11,000 square feet of the proposed building shall be used as an office/retail use with an associated distribution/wholesaling use. Any other type of use will require a Major Amendment to the Planned Commercial Development;
12. A minimum of 57 parking spaces shall be provided with three of the spaces being handicap accessible. The parking lot and the interior circulation on the property shall be paved. All provisions of the Off-Street Parking Ordinance shall be continually met. Any change in use shall trigger a review of the off-street parking requirements to insure compliance with the provisions of Section 17.50.270 of the Off-Street Parking Ordinance; and,
13. The Final Commercial Development Plan approval shall expire if the use is not undertaken and completed within two years of the date of approval by City Council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant is requesting approval of a Final Commercial Development Plan on the above legally described property. The property is located southwest of the intersection of Jess Street and Kermit Street and is currently void of any structural development. The applicant has indicated that a 15,000 square foot structure will be constructed on the property and that the structure will be the location of a muffler shop.

In July 1998, the SW1/4 of the SW1/4 of Section 32, T2N, R8E, including the subject property, was annexed into the City limits of Rapid City and, subsequently, rezoned General Commercial with a Planned Development Designation. In 1998, a Preliminary and Final Plat

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was approved for the annexed property creating Lot A, a 9.410 acre parcel, and leaving a 10.5 acre unplatted balance.

In November, 1998, a Final Commercial Development Plan was approved for Phase One of Lot A to allow a 10,500 square foot strip mall with five (5) lease spaces to be constructed on the property. In June, 1999, a Final Commercial Development Plan was approved for Phase Two of Lot A to allow a 15,210 square foot building with one leased space to be constructed on the property. Subsequently, in July 1999, a Preliminary and Final Plat was approved creating Lot 1 of Lot A and Lot 2 of Lot A, leaving a balance of 5.34 acres as Lot A.

In July of this year, City Council approved a Preliminary and Final Plat to replat the remaining balance of Lot A and to plat a portion of the unplatted balance creating five additional commercial lots to be known as Lots 1, 2, 5, 7 and 8 of SSJE Subdivision. Also in July of this year, the City Council approved a Major Amendment to the Planned Development Designation to increase the boundaries of Phase One of the development and approved a Final Commercial Development Plan for Lot 5 to allow an auto body shop to be constructed on the property. A condition of the Major Amendment to the Planned Development Designation requires that prior to any development and/or Final Plat approval on proposed Lot 6, the southern portion of Creek Drive must be constructed from Jess Street to the south lot line; and, that prior to any development and/or Final Plat approval on proposed Lot 3 or Lot 4, the northern portion of Creek Drive shall be constructed from Jess Street to the north lot line. Most recently, the City Council approved a Final Commercial Development Plan to allow a window and siding wholesale company to be located on Lot 2.

The proposed muffler shop is located on Lot 7 and, as referenced above, does not require any improvements to Creek Drive in order to develop the property.

STAFF REVIEW: Staff has reviewed the Final Commercial Development Plan and has noted the following considerations:

Land Use: The Planned Development Designation approved in 1998 requires that a specific list of proposed uses be submitted with each Final Commercial Development Plan. The applicant has indicated that a muffler shop will be located on the subject property. The muffler shop will be located within a 4,000 square foot area of the proposed 15,000 square foot structure. The applicant has indicated that the remaining 11,000 square feet will be used in a combination of retail/office use and distribution/wholesaling uses. In particular, 3,000 square feet of retail/office use and 8,000 square feet of associated distribution and/or wholesaling uses. Staff notes that if the proposed building is not occupied by the muffler shop or if the remaining 11,000 square foot area of the structure is not used as a retail/office use with associated distribution and/or wholesaling, a Major Amendment to the Planned Commercial Development must be approved.

Screening Requirement: Chapter 17.18.30 of the Rapid City Municipal Code identifies a muffler shop as a permitted use in the General Commercial Zoning District. The General Commercial

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Zoning District states that "...service establishments and filling stations, not to include vehicle repair are permitted. Repair shall be permitted as an accessory use to such establishments provided that all body and/or repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least six feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed one per four hundred square feet of building floor space used for vehicle repair." The applicant's site plan identifies that a 4,000 square foot area within the structure will be used for muffler repair allowing a maximum of 10 inoperable cars to be stored on the property. Due to the surrounding commercial development located north of the property and anticipated commercial development on the remaining surrounding properties, staff is recommending that all inoperable vehicles either be stored within the structure or within a minimum six foot high masonry screening fence. If the applicant is proposing to allow inoperable vehicles to be stored outside of the proposed structure, then a revised site plan must be submitted prior to City Council approval identifying the area and the location of the masonry screening fence.

Off-street Parking Requirement: A minimum of 40 parking spaces must be provided for the proposed 4,000 square foot muffler shop. The future addition of a 3,000 square foot retail/office area and an 8,000 square foot distribution/wholesaling area require an additional 17 parking spaces be provided, for a total of 57 off-street parking spaces. The applicant's site plan identifies 60 off-street parking spaces. A minimum of three parking spaces must be handicap accessible with one of the handicap accessible spaces being "van" accessible. The applicant's site plan meets the minimum parking requirements established by the City's Parking Regulations. The Parking Regulations also require that all parking areas and interior circulation areas on the property must be paved.

Access: The applicant's site plan identifies a 27 foot wide approach off Jess Street located along the north lot line of the subject property serving as legal access to the property. Staff is requesting that the approach be shifted to the east to align with Kermit Street or that a minimum 50 foot clearance from the end of Kermit Street radius to the proposed approach be provided. Prior to City Council approval, a revised site plan must be submitted for review and approval showing the relocated approach as requested.

Landscaping: The Rapid City Municipal Code requires that a landscaping plan be submitted for review and approval. The amount of material to be used for landscaping shall be based on a point system calculated by subtracting the square footage of the proposed structure from the lot area. The subject property requires that a minimum of 38,755 landscaping points be provided. The applicant's site plan identifies that 40,500 landscaping points will be provided. In order to insure that the landscaping be maintained in a live state, staff is recommending that an irrigation system be installed to serve the proposed landscaping. Prior to City Council approval, a revised landscaping plan must be submitted for review and approval identifying an irrigation system to serve the proposed landscaping.

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Design Features: The applicant has indicated that the exterior of the proposed structure will be comprised of metal siding with a pitched metal roof. The building will be tan (sandstone) in color with a four foot high black and red colored band located along the top of the structure. In addition, two 4 foot by 20 foot mounted wall signs will be located on the north side of the structure. A third mounted wall sign, also measuring 4 foot by 20 foot, will be located on the west side of the structure. The signs will incorporate the same color design as the structure. The applicant has indicated that the signs will be lighted.

In review of the applicant's floor plan, staff is concerned that the aesthetics of the building's exterior simulates structures more typically found in industrial developments rather than commercial developments. In particular, the building design reflects that of a warehouse and not a commercial retail store. The applicant has indicated that the floor plan will be revised to show a display window along the front of the proposed building. Prior to City Council approval, staff is recommending that a revised floor plan be submitted to show the display window as proposed for review and approval.

Grading Requirement: The Engineering Division has indicated that topographic information and a grading plan must be submitted to insure that all requirements of the Knollwood Drainage Basin Design Plan are being met.

Air Quality: The Air Quality Office has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre. The applicant should be aware that an Air Quality Permit may be needed.

Public Notification: As of this writing, the receipts from the certified mailings have not been returned. The Planned Development sign has been posted on the property. Staff has not received any calls or inquires regarding this proposal.