

STAFF REPORT

September 7, 2000

PRD #00PD040 - Major Amendment to a Planned Residential Development

ITEM 18

GENERAL INFORMATION:

PETITIONER	ARC International, Inc. for Westside Baptist Church
REQUEST	PRD #00PD040 - Major Amendment to a Planned Residential Development
LEGAL DESCRIPTION	Lot 3B less Lot H1, Fairway Hills PRD, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.14 Acres
LOCATION	4024 Sheridan Lake Road
EXISTING ZONING	Medium Density Residential District (PRD)
SURROUNDING ZONING	
North:	Medium Density Residential District (PRD)
South:	Medium Density Residential District (PRD)
East:	Medium Density Residential District (PRD)
West:	Medium Density Residential District (PRD)
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

Engineering Division Recommendations:

1. Drainage and grading plans shall be submitted as part of the building permit application. No fill will be permitted below elevation 3406;
2. The existing paved parking lot shall be upgraded to the minimum standards of City Code when the new parking lot is constructed;

Fire Department Recommendations:

3. Upon submittal of the building permit application, the site plan shall be revised to reflect the provision of an additional on-site fire hydrant;
4. Upon submittal of the building permit, the site plan shall be revised so that all points around the perimeter of the building are located within 150 feet of paved access;

Traffic Engineering Division Recommendations:

STAFF REPORT

September 7, 2000

PRD #00PD040 - Major Amendment to a Planned Residential Development

ITEM 18

5. Upon submittal of the building permit application, the site plan shall be revised to change the eastern-most approach onto Sheridan Lake Road so that the only egress movements allowed can be right-outs. Inward-turning movements may be from the left or right. The Engineering Division shall determine at the time of the building permit which physical improvements will be needed to modify this entrance. Likely improvements include a turning island or "lamb chop" and appropriate signage and pavement markings;
6. The western-most approach onto the subject property will allow all turning movements;
7. Any future change in use or intensity of development may require additional restrictions or improvements with regards to the driveway approaches onto Sheridan Lake Road;

Building Inspection Division Recommendations:

8. Upon submittal of the building permit application, the applicant shall submit architectural/engineering stamped plans for all construction;
9. A building permit shall be obtained prior to construction;
10. A certificate of occupancy shall be received prior to building occupancy;

Urban Planning Division Recommendations:

11. Curbing shall be constructed wherever the parking lot abuts the public right-of-way or landscaped areas;
12. All requirements of the Off-Street Parking Ordinance and Landscape Ordinance shall be met;
13. Prior to issuance of a building permit, the site plan shall be revised to identify outdoor parking lot lighting as required by the Off-Street Parking Ordinance;
14. All handicapped-accessible parking shall meet the requirements of the Off-Street Parking Ordinance including the provision of five handicapped-accessible parking spaces rather than the four currently proposed;
15. Use of the structure shall be limited to a church. Initiation of any new uses such as a school or daycare center will require a Major Amendment; and,

Pennington County Air Quality Department:

16. An Air Quality Permit shall be received if the total surface disturbance equals or exceeds one acre.

GENERAL COMMENTS: This Major Amendment request has been submitted to construct an approximate 6,000 square foot addition onto the existing West Side Baptist Church on Sheridan Lake Road. The existing church is approximately 4,000 square feet in area. The church is located within the Fairway Hills Planned Residential Development. In addition to the church addition, the parking lot will be expanded to accommodate 132 parking stalls. There is currently one driveway connecting the parking lot to Sheridan Lake Road. The plans submitted by the church propose to create two driveway approaches.

STAFF REPORT

September 7, 2000

PRD #00PD040 - Major Amendment to a Planned Residential Development

ITEM 18

STAFF REVIEW: Staff has reviewed this Major Amendment request and has noted the following major issues. A complete listing of all stipulations is contained in the Staff Recommendation portion of this Staff Report.

Fire Department Access: The Fire Department has indicated that all points on the perimeter of the building must be within 150 feet of a paved access. Some minor revisions to the site plan in terms of the pavement extent will need to be made prior to issuance of a building permit in order to ensure this requirement is being met.

Driveway Approaches: There is currently one driveway approach into the church property from Sheridan Lake Road. This driveway will be closed and replaced with two new approaches. The western-most approach will be open to all turning movements. The Engineering Division is allowing the eastern-most approach only with the provision that out turning movements be limited to right-outs only. Inward turning movements would still be allowed. Physical improvements such as a turning island ("lamb chop") or signage will be required to ensure that no vehicles leaving the property turn to the left. It is important to note that the City Staff is willing to allow these two approaches under these conditions only according to the current church expansion plans. Any future changes to the use or intensity of the church property will require a re-evaluation of the accesses and could result in access changes or even the closure of one of the two accesses now being allowed.

As of this writing, the receipts from the required notification of surrounding property owners have not yet been returned by the applicant. Staff will notify the Planning Commission in the event these receipts are not received prior to the September 7 meeting. The required Planned Development sign has been posted on the property. Staff has received one telephone inquiry regarding this request although the caller expressed no objections to the church expansion plans.

Staff has reviewed this proposed Major Amendment to a Planned Residential Development and is recommending approval with the stipulations contained in the Staff Recommendation portion of this Staff Report.