

STAFF REPORT
November 23, 2005

No. 05PD064 - Major Amendment to a Planned Commercial Development ITEM 23

GENERAL INFORMATION:

PETITIONER	PNPA Pathways for Wal-Mart Facility Maintenance
REQUEST	No. 05PD064 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 5R, Meridian Subdivision, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately
LOCATION	1200 LaCrosse Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development) - Medium Density Residential District
South:	General Commercial District - Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION:

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

- 1. A Building Permit shall be obtained prior to construction and an Occupancy Permit shall be obtained prior to occupancy;**
- 2. All provisions of Section 17.50.270, the Parking Regulations of the Rapid City Municipal Code shall be continually met;**
- 3. All requirements of the 2003 International Fire Code shall be continually met;**
- 4. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met and be maintained in a live vegetative state and replaced as necessary;**
- 5. With the approval of this Major Amendment to the Planned Commercial Development, an exception to the Parking Regulations to allow the reduction of six off-street parking spaces is hereby approved;**

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6. **With the approval of this Major Amendment to the Planned Commercial Development, an exception to the Parking Regulations to allow the reduction of four off-street parking spaces;**
7. **With the approval of this Major Amendment to the Planned Commercial Development, an exception to the Parking Regulations to allow the reduction of the total off-street parking spaces from 1,133 off-street spaces to 1,123 off-street spaces;**
8. **Prior to Planning Commission approval, a revised landscaping plan showing the required landscaping points located on site shall be submitted for review and approval;**
9. **Prior to obtaining a Building Permit, surety shall be posted for the landscaping or the landscaping shall be planted in compliance with Chapter 17.50.300 of the Rapid City Municipal Code; and,**
10. **All stipulations of the previous Major Amendment to a Planned Commercial Development (00PD032) shall be continually met.**

GENERAL COMMENTS: This staff report has been revised as of November 16, 2005. All revised and/or added text is shown in bold print. The subject property is located at 1200 LaCrosse Street, south of U.S. Interstate 90. Property located north of the subject property is zoned General Commercial District with a Planned Commercial Development and Medium Density Residential District. Property located south of the subject property is zoned General Commercial District and Medium Density Residential District with a Planned Residential Development. Property located west of the subject property is zoned General Commercial District. Property located east of the subject property is zoned Medium Density Residential District. On November 1, 1993, the City Council approved the original Planned Commercial District for the Wal-Mart Store. Major Amendments to the Planned Commercial Development were approved by the City Council on May 2, 1994, September 15, 1997, September 18, 2000 and August 6, 2001. **The stipulations of approval included:**

1. **An Air Quality Permit must be obtained if the area of total surface disturbance equals one acre or more;**
2. **Prior to City Council approval, the site plan shall be revised to indicate the property street name – “North LaCrosse Street”;**
3. **Prior to issuance of a building permit, the applicant shall submit to the Engineering Division evidence of an easement on the adjacent property (east of Lot 5R) to allow access by the applicant, or the City, for construction, inspection, operation, or maintenance of the drainage facilities east of the building, including erosion control or energy dissipation structures. The drainage improvements shall be maintained in good repair;**
4. **Prior to City Council approval, a revised site plan shall be submitted for review and approval by the Fire Department revising the design of the southeast approach to allow adequate access for emergency vehicles (i.e. ladder truck) to enter this area;**
5. **Prior to City Council approval, a revised site plan shall be submitted for review and approval by the Fire Department showing the location of an additional fire hydrant to be installed for the relocation of the Golden Corral building;**
6. **Prior to City Council approval, a revised site plan shall be submitted for review**

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and approval showing the redesign of the southwest entrance and parking area to eliminate the bottleneck. The revisions shall include the relocation of outdoor display areas, redesign of the driveway, etc. to eliminate the congestion for traffic entering and exiting the site as well as for emergency equipment;

7. Prior to issuance of a Certificate of Occupancy, a solid wood or masonry screening fence shall be installed along portions of the property line located adjacent to property zoned Medium Density Residential. The applicant shall maintain the fence in good condition at all times;
8. Prior to City Council approval, a revised site plan showing compliance with landscaping and parking requirements of the Zoning Ordinance shall be submitted for review and approval. Prior to City Council approval, a complete floor plan shall be submitted to allow a review of the minimum off-street parking requirements. The minimum number of off-street parking spaces as required by Section 17.50 of the Municipal Code shall be maintained at all times. Prior to issuance of a building permit, the applicant shall have installed all required landscaping, including the installation of an irrigation system, or, shall submit an estimate form and surety for the installation of such improvements within one construction season. The landscaping shall be maintained in a live vegetative state at all times and the irrigation system shall also be maintained in an operating condition at all times;
9. Prior to City Council approval, a revised site plan shall be submitted designating an area for outside sales for review and approval. Such area shall not conflict with the minimum off-street parking requirement and shall not impede access or contribute to traffic congestion on the site. No outside sales shall occur on the site except in the approved location. Prior to City Council approval, the applicant shall enter into an agreement assuring the City that the owner will not locate any outside sales on any area of the site, other than the approved location,
10. Prior to City Council approval, a revised site plan shall be submitted for review and approval redesigning the internal circulation aisle intersection at the end of the main driveway from LaCrosse Street in accordance with the Traffic Impact Study;
11. Prior to City Council approval, the applicant shall bond for the design and construction of intersection improvements (including signal upgrades) to the east and west intersection approaches at LaCrosse Street and East Anamosa Street in accordance with the changes outlined in the Traffic Impact Study; and,
12. Prior to City Council approval, the applicant shall bond for the design and construction of a traffic signal at the intersection of LaCrosse Street and Meridian Lane.

The stipulations of approval have been met, with the exception of stipulation #8. The irrigation has been installed, but the landscaping has not been maintained in a live vegetative state.

The applicant has submitted this Major Amendment to a Planned Commercial Development to make some adjustments to the configuration of the parking lot.

STAFF REVIEW: Staff has reviewed the Major Amendment to a Planned Commercial

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Development and has noted the following considerations:

Parking Island: The applicant has requested that the parking island located at the southwestern corner of the parking lot be removed to allow a better turning radius for trucks at the corner and to alleviate the damage trucks inflict on the island. The island protects parked vehicles from damage caused by other vehicles turning too sharply at the corner of the parking lot. Staff discussed the option of relocating the parking island to the adjacent parking stalls to the east with the applicant. The applicant supports the relocation of the parking island to alleviate the damage occurring to the islands. A building permit is required to relocate the parking island. With the approval of this Major Amendment to the Planned Commercial Development, an exception to the Parking Regulations to allow the reduction of two off-street parking spaces is allowed.

Handicap parking: The number of parking spaces located on the subject property requires that 21 handicapped parking spaces be provided. Currently, 17 handicapped spaces and three van accessible handicapped parking spaces are located on the subject property. The applicant has indicated that eight off-street parking spaces are planned to be re-striped for handicap parking to add four additional handicapped parking spaces to the parking lot. The re-striping process will remove four required parking spaces needed on the subject property. With the approval of this Major Amendment to the Planned Commercial Development, a reduction of four off-street parking spaces is allowed.

Off-street parking spaces: The approved Planned Commercial Development for Wal-mart indicates that 1,133 off-street parking spaces are required. At this time, only 1,129 parking spaces are located on the site. Through this Major Amendment to the Planned Commercial Development, staff is recommending that the parking requirements for the subject property be reduced from 1,133 off-street parking spaces to 1,123 off-street parking spaces. This reduction includes the re-striping of four additional handicapped parking spaces and the relocation of a parking island to accommodate a wider turning radius at the southwest corner of the parking lot. Due to the large number of off-street parking spaces required on site, staff is recommending approval of a reduction in four parking spaces from the original requirement to bring the site into compliance with the off-street parking regulations.

Landscaping: In reviewing the landscaping within the parking lot, it was noted that a considerable amount of landscaping was missing and the subject property was not in compliance with the minimum requirements of the landscaping regulations. The original Planned Commercial Development indicated that 776,357 landscaping points were required on the subject property. An evaluation of the property indicates a total of 647,580 landscaping points are located on site. A revised landscaping plan showing the required landscaping points located on site shall be submitted for review and approval prior to obtaining a building permit.

As of this writing, the required Major Amendment to a Planned Commercial Development sign has not been posted on the property and the receipts from the required certified mailings have not been returned. The applicant requests that this application be continued to the November 23, 2005 Planning Commission meeting to allow the sign to be posted and

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the certified letters to be sent. As such, staff recommends that this application for a Major Amendment to a Planned Commercial Development be continued to the November 23, 2005 Planning Commission meeting.

As of this writing, the required Planned Commercial Development sign has been posted on the property but the receipts from the required certified mailings have not been returned. Staff will notify the Planning Commission on November 23, 2005 if these requirements have not been met.