

STAFF REPORT
November 22, 2006

No. 06PD082 - Major Amendment to a Planned Unit Development

ITEM 28

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for B&T Investments
REQUEST	No. 06PD082 - Major Amendment to a Planned Unit Development
EXISTING LEGAL DESCRIPTION	<p>A portion of the SE1/4 of the SE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the northeasterly corner of the dedicated right-of-way of Severson Street as shown in Plat Book 29 on Page 128, and the Point of Beginning; Thence, first course: easterly, along the prolongation of the northerly boundary of Lot 3 of Corral Drive Subdivision, a distance of 470.00± feet, to a point on the westerly edge of the right-of-way of Lot H1 of the SE1/4 SE1/4 of said Section 16 (westerly edge of Sheridan Lake Road Right-of-Way); Thence, second course: southerly, along the westerly edge of the right-of-way of said Lot H1 of the SE1/4 SE1/4 of said Section 16, a distance of 370.00± feet, to an angle point on the westerly edge of said Lot H1 of the SE1/4 of the SE1/4 of said Section 16; Thence, third course: southwesterly, along the westerly edge of the right-of-way of said Lot H1 SE1/4 SE1/4 of said Section 16, a distance of 78.65± feet to an angle point on the westerly edge of said Lot H1 of the SE1/4 SE1/4 of said Section 16; Thence, fourth course: southerly, along the westerly edge of the right-of-way of said Lot H1 of the SE1/4 SE1/4 of said Section 16, a distance of 84.65± feet to the southwest corner of the right-of-way of said Lot H1 SE1/4 SE1/4 of said Section 16, common to a point on the northerly boundary of Lot 1 of the SE1/4 SE1/4 of Section 16 (Corral Drive right-of-way); Thence, fifth course: westerly, along the northerly boundary of said Lot 1 of the SE1/4 SE1/4 of Section 16, a distance of 345.47± feet, to the southeasterly corner of the right-of-way of said Severson Street; Thence, sixth course: northerly, along the easterly edge of the right-of-way of said Severson Street, a distance of 89.41± feet, to a point of curve along the easterly edge of the right-of-way of said Severson Street; Thence, seventh course: northerly, along the easterly edge of the right-of-way of said Severson Street, curving to the left on a curve with a radius of 326.00 feet, a delta angle of 09 21'07", an arc length of 44.72± feet, to a point of tangency along the easterly edge of the right-of-way of said Severson Street;</p>

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	Thence, eighth course: northerly, along the easterly edge of the right-of-way of said Severson Street, a distance of 366.70± feet, to the northeasterly corner of the dedicated right-of-way of said Severson Street, and the Point of Beginning
PARCEL ACREAGE	Approximately 4.810 acres
LOCATION	At the northwest corner of the intersection of Sheridan Lake Road and Corral Drive
EXISTING ZONING	Medium Density Residential District (Planned Unit Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/1/929
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Unit Development be denied without prejudice at the applicant's request.

GENERAL COMMENTS: This staff report has been revised as of November 14, 2006. All revised and/or added text is shown in bold print. The applicant is requesting approval of a Major Amendment to a Planned Unit Development. The subject property is located north of Corral Drive and west of Sheridan Lake Road. Currently, the subject property is zoned Medium Density Residential and there is no structural development located on the property. The applicant has also submitted a Rezoning application (06RZ040) and a Comprehensive Plan Amendment (06CA041) for the subject property.

On October 20, 1997 City Council approved a Final Development Plan (#1624) with stipulations for the subject property.

The applicant has now submitted plans revising the layout of the commercial buildings on the southwest corner of the subject property with a proposed restaurant, retail area, and other commercial buildings where the uses have not been identified.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code.

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Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy must be obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

Design Standards: Staff noted that no building elevations were submitted as part of the application. Prior to Planning Commission approval, building elevations must be submitted for review and approval indicating building size, materials and colors.

Parking: Staff noted that 155 parking stalls are required for the subject property as per Section 17.50.270 of the Rapid City Municipal Code. The applicant's site plan shows 162 parking stalls. However, the proposed restaurant with a drive-through lane requires seven stacking stalls and only four stacking stalls are provided. Prior to Planning Commission approval, a revised parking plan must be submitted for review and approval.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. Staff noted that no lighting package was submitted with the application. Prior to Planning Commission approval, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to reflect light toward the parking areas.

Signage: Staff noted that two ground signs were indicated on the site plan but no sign package was submitted with the application. Prior to Planning Commission approval, a sign package must be submitted for review and approval showing all signage provided.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Prior to Planning Commission approval, a landscape plan shall be submitted for review and approval.

Fire Safety: Staff noted that the proposed structures shall be fully fire sprinkled per the International Fire Code. Staff also noted that a minimum of one fire hydrant shall be located within 400 feet of all parts of the buildings and all applicable provisions of the International Fire Code shall continually be met.

Drainage: Staff noted that a drainage plan must be submitted for review and approval. The drainage plan must identify that any discharge meets pre-development flow rates or on-site detention must be provided. In addition, a grading plan, geotechnical report and an erosion and sediment control plan for all improved areas must be submitted for review and approval.

Water: Staff noted that no information on the water system was submitted with the application. As such, staff recommends that prior to Planning Commission approval, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval.

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer information was submitted with the application. As such, staff recommends that prior to Planning Commission approval, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall

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be submitted for review and approval.

Street System: Public works staff noted that a left turn lane for Sheridan Lake Road traffic shall be provided to access the site.

Staff is recommending that this item be continued to the November 22, 2006 Planning Commission meeting to allow Planning Commission and City Council to take action on the related Comprehensive Plan Amendment and Rezoning for the subject property and allow the applicant to submit the additional information as outlined in this report.

This item was continued to the November 22, 2006 Planning Commission meeting to allow Planning Commission and City Council to take action on the related Comprehensive Plan Amendment and Rezoning for the subject property and allow the applicant to submit the additional information as outlined in this report. On November 14, 2006 staff met with the applicant and at that time the applicant requested the Major Amendment to a Planned Unit Development be denied without prejudice.