

STAFF REPORT
May 22, 2008

No. 08PD017 - Major Amendment to a Planned Commercial Development **ITEM 46**

GENERAL INFORMATION:

APPLICANT	Justin Schaefer for Menard Inc.
AGENT	Scott Mueller for Menard Inc.
PROPERTY OWNER	Menard, Inc.
REQUEST	No. 08PD017 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 1, 2, 3 and 6, all of Tract A of Menard Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.358 acres
LOCATION	East of the intersection of Eglin Street and Anamosa Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Agriculture District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	4/24/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

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

1. Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the additions;
2. Prior to the issuance of a Building Permit, a Fence Height Exception shall be obtained to allow the ten foot high wood fence around the truck staging area or the fence height may not exceed eight feet;
3. Upon the submittal of a Building Permit, the applicant shall submit a grading and erosion

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- control plan for review and approval;
4. Upon the submittal of a Building Permit, the applicant shall submit a drainage report for review and approval;
5. All applicable provisions of the Uniform Fire Code shall be continually met;
6. The parking plan shall continually comply with all requirements of the Zoning Ordinance; and,
7. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance.

GENERAL COMMENTS: The property is located at 1805 Eglin Street which is south of Century Road and East of East North Street.

On June 2, 1997 a Planned Commercial Development – Final Development Plan (#1588) was approved by the City Council with stipulations.

On September 23, 2004 the Planning Commission approved a Major Amendment to the Menard's Home Center Planned Commercial Development file (#04PD052) with the following stipulations:

1. Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the additions;
2. Prior to issuance of a Building Permit, drainage and grading plans must be submitted;
3. Fire sprinklers and the fire alarm system shall be expanded into the proposed additions. Additionally, plans for the system expansions shall be submitted to the Fire Department for review and approval prior to any installation;
4. The provided fire gate area shall allow for quick access by responding fire apparatus to the lumber yard;
5. All applicable provisions of the Uniform Fire Code shall be continually met;
6. Prior to Planning Commission approval, a revised site plan shall be submitted showing 12 handicapped parking stalls in compliance with Section 17.50.270 of the Rapid City Municipal Code;
7. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
8. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance;
9. Prior to Planning Commission approval, a revised plan showing the proposed fence to be an opaque screening fence. In addition, the required screening fence shall not be constructed of chain link with slats;
10. A Building Permit shall be obtained for any fencing over six feet in height;
11. A fence height exception, to allow a 13 foot high screening fence, shall be obtained prior to issuance of the Building Permit for the proposed fence, or revised plans shall be submitted showing the proposed fence as a structural wall which would not qualify as a fence;
12. Prior to Planning Commission approval, the current outdoor storage shall be brought into compliance with Section 17.18.020 of the Rapid City Municipal Code; and,
13. The proposed structures shall conform architecturally to the plans and elevations submitted.

The applicant has submitted a Major Amendment to a Planned Commercial Development. The applicant is now proposing to construct a 22,437 square foot staging area yard expansion, an

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11,862 square foot delivering staging warehouse and a 23,950 square foot truck staging area. The applicant is proposing to locate the new additions to the east of the current Menards Building.

STAFF REVIEW: Staff has reviewed the proposed Major Amendment to a Planned Commercial Development and has noted the following issues:

Building Permit: Prior to any construction the applicant shall obtain a building permit.

Certificate of Occupancy: Prior to occupancy, the applicant must obtain a certificate of occupancy.

Fence Height: The applicant is proposing to build a ten foot high wood fence around the truck staging area. Staff noted that a fence with a maximum height of eight feet is allowed in the General Commercial Zoning District. Section 15.40.040 of the Rapid City Municipal Code requires that a Building Permit be obtained for all fences over six feet in height. As such, a fence height exception to allow a fence over eight feet high in a General Commercial Zoning District must be obtained, or the fence height may not exceed eight feet, and a building permit must be obtained for the fence prior to construction of the proposed fence.

Grading and Erosion: Upon submittal of a Building Permit, the applicant must submit a grading and erosion control plan for review and approval.

Drainage: Upon submittal of a building permit, the applicant must submit a drainage report for review and approval by the Growth Management staff.

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