

STAFF REPORT
May 22, 2008

No. 08PD019 - Planned Commercial Development - Initial and Final Development Plan

ITEM 48

GENERAL INFORMATION:

APPLICANT/AGENT	Donovan Broberg for ARC International
PROPERTY OWNER	Joe Kieffer
REQUEST	No. 08PD019 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 4 of Block 1 of Stoney Creek South Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.18 acres
LOCATION	5808 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/25/2008
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

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

1. Prior to Planning Commission approval, a revised landscape plan shall be submitted removing the obstructions from the existing major drainage easement;
2. A Permit to Work in the Right-of-way shall be obtained prior to the start of any construction in the right-of-way;
3. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;

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4. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;
5. The proposed commercial structure shall be used as professional office and medical facility uses. The addition of a future building and/or any other use or change in use will require a Major Amendment to the Planned Commercial Development;
6. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
7. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
8. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
9. All International Fire Codes shall be met;
10. The lighting shall be arranged so as to provide security and to reflect light toward the parking areas;
11. The dumpsters and exterior air handling units shall be screened; and,
12. The Planned Commercial Development shall expire if the use is not undertaken within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Commercial Development Plan to allow a 3,670 square foot medical/dental office building and a 3,300 square foot professional office building to be located on the above legally described property. In addition, the applicant has indicated that a future structure will be proposed in the northern portion of the property as a part of Phase Two of the development and that a Major Amendment to the Planned Commercial Development must be submitted for review and approval for Phase Two once the design plans are completed.

The property is located south of Catron Boulevard and east of Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW:

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

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy.

Design Features: The applicant has submitted building elevations of the commercial structures

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identifying that the proposed building will be one story in height. The building will be constructed with brick, wood, stone, glass and drivet and be earth tone in color.

Land Use: The applicant has submitted the following of proposed uses within the commercial structures: medical and professional offices. Staff is recommending that the following uses be allowed: professional office and medical facility uses. The addition of a future building and/or any other use or change in use will require a Major Amendment to the Planned Commercial Development.

Signage: Staff noted that a sign package was submitted with the application showing wall signs located on the building totaling 286 square feet in size with no electronic signs or reader boards.

Staff recommends that all signage conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, must be allowed as a Minimal Amendment to the Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must also be obtained for each individual sign.

Landscaping: A minimum of 44,587 landscaping points are required. The applicant's site plan identifies that 56,980 points are being provided. However the proposed landscape plan conflicts with the proposed drainage plan as plant material is proposed in the major drainage easement. As such, staff recommends that prior to Planning Commission approval, a revised landscape plan must be submitted removing the obstructions from the existing major drainage easement.

Parking: The proposed use(s) require that a minimum of 36 parking spaces be provided. In addition, two of the parking spaces must be handicap accessible, with one of the spaces being "Van" accessible. The applicant's site plan identifies 52 parking spaces with three handicap accessible spaces. Staff is recommending that the parking lot be constructed and maintained in compliance with the parking plan submitted as a part of this application and Section 17.50.270 of the Rapid City Municipal Code.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. The lighting must be arranged so as to provide security and to reflect light toward the parking areas. The proposed lighting plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Screening: Staff recommends that the dumpsters or exterior air handling units must be screened.

Fire: The Fire Department has indicated that all International Fire Codes must be met as a part

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of the design standards for the development. In particular, fire hydrants must be in place and operational prior to or in conjunction with building construction. In addition, the grades and location of access drives and/or streets must comply with the City Street Criteria Manual and the International Fire Code. An all weather drivable surface must be in place prior to any building construction on the site. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned and the sign has not been posted on the property. Staff will notify the Planning Commission at the May 22, 2008 Planning Commision meeting if the notification requirements have not been met. Staff has received two calls of inquiry regarding this proposal.