

STAFF REPORT
March 8, 2012

No. 12PD005 - Major Amendment to a Planned Commercial Development **ITEM 3**

GENERAL INFORMATION:

APPLICANT	Destination Rapid City
AGENT	SECO Construction
PROPERTY OWNER	City of Rapid City
REQUEST	No. 12PD005 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 1-16 of Block 75 of the Original Town of Rapid City located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.28 acres
LOCATION	Between 5th and 6th Streets, north of Main Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	Central Business District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	2/9/2012
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

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

1. Prior to issuance of a building permit, grading permits, or any disturbance of earth on the site, all necessary changes shall be made to the construction plans as identified on the redline drawings. All redlined drawings shall be returned to Community Planning and Development Services and signed and sealed final construction plans shall be submitted for review and approval;
2. A Building Permit is required prior to any construction. A Certificate of Occupancy is required prior to occupancy of any of the structures on the site;
3. The proposed structure shall conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to the Planned Commercial

STAFF REPORT
March 8, 2012

No. 12PD005 - Major Amendment to a Planned Commercial Development **ITEM 3**

- Development;
4. The structure shall be constructed in compliance with the approved 11.1 Historic Review and shall meet all requirements of Section 1-19A-11.1 South Dakota Codified Law Historic Preservation Review Procedures;
 5. All proposed signage shall be approved through an Historic Sign Board review. Signage approved by the Historic Sign Board and in compliance with Chapter 15.28 of the Rapid City Municipal Code will be allowed with a sign permit. All signage not in compliance with Chapter 15.28 of the Rapid City Municipal Code requiring the review of the Sign Code Board of Appeals will require a Major Amendment to the Planned Development. The previously allowed electronic public service sign is hereby acknowledged. Additional electronic signage will be considered as a Major Amendment to the Planned Commercial Development. The Director of Community Planning and Development Services 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).
 6. Usage of the parking structure by construction crews shall comply with the parking structure requirements. No handicapped parking spaces shall be used for temporary parking, loading or unloading, equipment staging, or materials. Prior to issuance of a Building Permit, plans shall be submitted to the Public Works Department coordinating the use of the parking structure to minimize disruption to the usage of the structure and pedestrian/vehicle access and safety;
 7. All applicable provisions of the currently adopted International Fire Code shall be continually met;
 8. The parking garage shall continue to meet all the requirements of the Americans with Disabilities Act;
 9. The previous Exception to allow a 4 foot front yard setback along Sixth Street and a zero foot front yard setback along Fifth Street is hereby acknowledged;
 10. The previous Exception to allow a minimum 8 ½ foot wide parking stalls and 24 foot wide access lanes is hereby acknowledged;
 11. This Major Amendment to a Planned Commercial Development shall allow for the construction of a Visitor Information Center and seasonal ice-skate rental facility. The previous approved uses including a parking facility, public restrooms, a mechanical room, equipment room, and Zamboni enclosure are hereby acknowledged. Three parking stalls shall be eliminated to accommodate the Information Center and ice-skate rental facility. Other uses permitted in a General Commercial District shall be allowed as a Minimal Amendment to the Planned Commercial Development requiring the approval of the Director of Community Planning and Development Services. Conditional uses allowed within a General Commercial District shall require a Major Amendment to the Planned Commercial Development;
 12. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Commercial Development or a subsequent Major Amendment; and,
 13. The Planned Commercial Development shall expire if the use is not undertaken and completed within five years, or if the use as approved has ceased for a period of two years. Any changes to the date of completion shall be considered as a Major Amendment to the Planned Commercial Development.

STAFF REPORT
March 8, 2012

No. 12PD005 - Major Amendment to a Planned Commercial Development **ITEM 3**

GENERAL COMMENTS: The applicant has submitted a Major Amendment to a Planned Commercial Development to allow changes to the public parking garage currently located on the property. In particular, the applicant is proposing to construct a Visitor Information Center which will also be used seasonally as an ice-skate rental location for Main Street Square. As a result of the expansion, three existing parking stalls will be eliminated.

On October 7, 2010, the Planning Commission approved a Major Amendment to the Planned Commercial Development (File #10PD056) relocating the entrances to the parking garage and to add public restrooms, equipment storage, a mechanical room, a Zamboni enclosure, bike storage, and awnings along the west and south sides of the structure.

On April 6, 1998, the City Council approved a Planned Commercial Development (File #98PD003) to allow a parking garage with minimum 8 ½ foot wide parking stalls and 24 foot wide access aisles to be located on the property.

The property is located between 5th Street and 6th Street, north of Main Street. Currently, a three story parking structure is located on the property.

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

Use: The original Planned Commercial Development was to allow a public parking facility. The property is zoned General Commercial District. Parking garages are a conditional use in a General Commercial District. As such, the parking garage was developed as a Planned Development. The proposed Major Amendment to the Planned Commercial Development is to allow for the construction of a Visitor Information Center and seasonal ice-skate rental facility to be located in a structure constructed within the parking garage. The proposed facility provides a public service for tourists and visitors to Main Street Square and downtown Rapid City and serves as a commercial recreational facility. Commercial recreational facilities are a permitted use in a General Commercial District.

Building Permits/ Certificate of Occupancy: A Building Permit is required prior to any construction. A Certificate of Occupancy is required prior to occupancy of any of the structures on the site.

Redline Comments: Prior to issuance of a Building Permit, grading permits, or any disturbance of earth on the site, all necessary changes must be made to the construction plans as identified on the redline drawings. All redlined drawings must be returned and signed and sealed final construction plans must be submitted for review and approval.

Design Features: The applicant has submitted structural elevations identifying that the proposed additions to the parking structure will include a brick clad exterior to match the existing structure. In addition, the applicant has obtained approval of an 11.1 Historic Review for the proposed changes to the structure.

Staff recommends that the proposed structure conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to the Planned

STAFF REPORT
March 8, 2012

No. 12PD005 - Major Amendment to a Planned Commercial Development ITEM 3

Commercial Development. In addition, the structure must be constructed in compliance with the approved 11.1 Historic Review and must meet all requirements of Section 1-19A-11.1 South Dakota Codified Law Historic Preservation Review Procedures.

Signage: To date, the applicant has not proposed signage as a part of this application. The applicant should be aware that if signage is going to be included as a part of the proposed Development, a sign package must be submitted to Community Planning and Development Services for review and approval. The proposed Visitor Information Center is located within a Historic District. As such, all proposed signage must be approved through an Historic Sign Board review. Signage approved by the Historic Sign Board and in compliance with Chapter 15.28 of the Rapid City Municipal Code will be allowed with a sign permit. All signage not in compliance with Chapter 15.28 of the Rapid City Municipal Code requiring the review of the Sign Code Board of Appeals will require a Major Amendment to the Planned Development. The previously approved Major Amendment to the Planned Commercial Development included an electronic sign to be utilized as a public informational sign. Additional electronic signage will be considered as a Major Amendment to the Planned Commercial Development. The Director of Community Planning and Development Services 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).

Exceptions: The previously approved Major Amendments to the Planned Commercial Development recognized the reduction in the width of the parking stalls from 9 feet to 8 ½ feet. In addition, the access lane width was reduced from 26 feet to 24 feet. The front yard setbacks were also reduced to allow a 4 foot front yard setback along Sixth Street and a zero foot front yard setback along Fifth Street. Staff recommends that minimum 8 ½ foot wide parking stalls with 24 foot wide access lanes be allowed as previously granted. In addition, a minimum 4 foot front yard setback along Sixth Street and a zero foot front yard setback along Fifth Street must be continually provided.

Construction Accommodations: The submitted plans do not show how construction crews will be accommodated during the construction of the proposed Visitor Information Center. If metered or leased parking spaces are to be utilized during construction, usage must comply with the parking structure requirements. No handicapped parking spaces are allowed to be used for temporary parking, loading or unloading, equipment staging, or materials. In addition, the staging area and access to the proposed site have not been included with the submitted application materials. Prior to issuance of a Building Permit, plans must be submitted to the Public Works Department coordinating the use of the parking structure to minimize disruption to the usage of the structure and pedestrian/vehicle access and safety.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. The required sign has not been posted on the property. Staff will notify the Planning Commission at the March 8, 2012 Planning Commission meeting if these requirements have not been met.