

STAFF REPORT

December 7, 2000

PCD #00PD057 - Major Amendment to a Planned Commercial Development

ITEM 13

GENERAL INFORMATION:

PETITIONER	SDC, Inc.
REQUEST	PCD #00PD057 - Major Amendment to a Planned Commercial Development
LEGAL DESCRIPTION	Tract A Revised, Tract C Revised and Tract D, Walpole Heights Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.65 Acres
LOCATION	2710 Mount Rushmore Road
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	Park Forest District
East:	General Commercial District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the January 4, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant is requesting a Major Amendment to the Walpole Heights Planned Commercial Development to construct a motel and a restaurant on the above legally described property.

The subject property is located north and south of Fairmont Boulevard along the western most terminus of Fairmont Boulevard directly off of Mount Rushmore Road. Currently, Ridco Incorporated, a 30,290 square foot jewelry manufacturing and retail outlet store and two (2) storage units are located on the subject property. The site incorporates 6.56 acres of land.

A Planned Commercial Development to allow jewelry manufacturing as a Use on Review in the General Commercial Zoning District was approved for this property in 1987. A Minor

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Amendment to allow the construction of a storage building was approved on August 16, 1993. A Major Amendment to allow an office addition, an additional storage building and an expansion of the parking area was approved on September 19, 1994. A Minor Amendment was approved September 5, 1995 to reduce the front yard setback from twenty-five (25) feet to fifteen feet and to reduce the west side yard setback from twenty-five (25) feet to fifteen (15) feet for the storage building previously approved in 1994. On August 7, 2000, the City Council approved a Major Amendment to the Planned Commercial Development to construct a 12,256 square foot addition onto the east side of the existing jewelry manufacturing facility.

The applicant is proposing to construct a 49,619 square foot motel and an 8,100 square foot restaurant on the property. The applicant's site plan identifies the motel, located in the southwest corner of the subject property, as a three story structure measuring 45 feet in height. The restaurant, located on the eastern side of the subject property directly south of Fairmont Boulevard, is shown as a one story structure. The previously approved expansion of the jewelry manufacturing facility is currently under construction.

STAFF REVIEW: During the review of the Major Amendment to the Planned Commercial Development request, staff identified a number of concerns that must be addressed in order for the project to go forward.

Drainage: Currently, a drainage pipe, measuring 36 inches in diameter, is located within a drainage easement that runs from the southwest corner of the subject property and extends diagonally to the intersection of Fairmont Boulevard and Mount Rushmore Road. The drainage pipe carries discharge water from a detention pond located southwest of the subject property to a second drainage pipe located on the east side of U. S. Highway 16 within the road right-of-way. The applicant's site plan identifies that the proposed motel will be constructed over the 36 inch drainage pipe. The Engineering Division is recommending that a structural analysis be submitted to insure that the proposed structure will not adversely affect the drainage pipe and/or its ability to carry discharge water. The drainage study must include an analysis of the detention pond located southwest of the subject property as well as a second detention pond located directly east of the property adjacent to U. S. Highway 16. The Engineering Division is requesting that this request be continued until such time as the applicant submits a drainage analysis to support the proposed location of the motel. If the drainage analysis does in fact support the proposed location of the motel, the applicant must sign an agreement holding the City harmless for any repair or replacement of the drainage pipe. The agreement must also relieve the City of any responsibility for the stability or settlement of the proposed motel. In addition, an alternate drainage easement must be identified on the property to allow for the future relocation of the drainage pipe if necessary. Any future relocation of the drainage pipe will be at the sole expense of the property owner.

In conjunction with the drainage analysis, the Engineering Division is requesting that a drainage plan be submitted for review and approval identifying that all assumptions of the

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Meade-Hawthorne Drainage Basin Plan are being met. Additional drainage easement(s) may be required as identified by the drainage plan. The Engineering Division has also indicated that drainage improvements can not be located in the Fairmont Boulevard right-of-way. The Engineering Division is requesting that additional grading information be provided detailing the proposed dirt work to be done along the adjacent property lines in the location of the proposed retaining wall(s). Engineered designed plans must also be submitted for the retaining walls(s). The Engineering Division is also requesting that a construction and permanent erosion and sediment control plan be submitted for review and approval.

Utilities: The Engineering Division has indicated that information must be provided to document that the existing six inch water line will provide an adequate water supply for all uses, including fire protection. In addition, the Engineering Division has indicated that a grease interceptor must be provided for the restaurant and any other food preparation area to be located within the proposed motel.

The Engineering Division has also indicated that the applicant must coordinate with the adjacent property owner(s) to identify the future extension of Sandstone Lane to the west lot line of the subject property. It is anticipated that the future extension of City sewer will be located within the Sandstone Lane right-of-way. Staff is concerned with the location of the proposed motel relative to the extension of Fairmont Boulevard west off the site. As such, staff is recommending that the applicant coordinate the location of the future roadway with the City and the adjacent property owner(s) before allowing this project to go forward.

Access: Fairmont Boulevard serves as legal access to the property and is classified as a Local Road. The Street Design Criteria Manual identifies a Local Road as a minimum 52 foot wide right-of-way with a 27 foot wide paved surface. Fairmont Boulevard, as it abuts the subject property, has an 85 foot wide right-of-way and a 24 foot wide paved surface. It is anticipated that the addition of an 83 room motel and a restaurant onto the subject property will significantly increase traffic along this portion of Fairmont Boulevard. As such, staff is recommending that a traffic analysis be provided to determine if improvements on Fairmont Boulevard and/or U. S. Highway 16 may be required to mitigate the impact of the proposed use. In particular, the study must address the intersection capacity level of service and potential required improvements.

Off-street Parking: Currently, the jewelry manufacturing facility, including the expansion currently being constructed, requires a minimum of 247 off-street parking spaces. The proposed 83 room motel with a 3,000 square foot conference room/breakfast area requires that an additional 160 parking spaces be provided. Ninety-one parking spaces are required for the 8,100 square foot restaurant. The total parking requirement for the existing and proposed uses on the subject property is 495 parking spaces. A minimum of nine (9) parking spaces must be handicap accessible. The applicant's site plan identifies 442 parking spaces with ten of the spaces being handicap accessible. A total of 53 additional off-street parking spaces

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must be provided to meet the minimum ordinance requirements. The site plan identifies an additional 87 parking spaces located within the Fairmont Boulevard right-of-way and/or U. S. Highway 16 right-of-way; however, based on agreements allowing the spaces in the right-of-way these parking spaces can not be counted towards the minimum off-street parking requirement. The applicant entered into an agreement with the City to allow parking in the Fairmont Boulevard right-of-way and an agreement with the South Dakota Department of Transportation to allow parking in U. S. Highway 16 right-of-way. The applicant's site plan identifies an additional 36 parking spaces to be located within the U. S. Highway 16 right-of-way located south of Fairmont Boulevard. Prior to the construction of this parking, the South Dakota Department of Transportation must approve the location of additional parking within the U. S. Highway 16 right-of-way. It should be noted that pursuant to the existing agreements with the City and the South Dakota Department of Transportation, the encroaching spaces may be removed at anytime.

The applicant is requesting that the minimum off-street parking requirement be reduced from 495 parking spaces to 442 parking spaces. Staff is concerned that reducing the required parking may result in overflow parking onto Fairmont Boulevard. This portion of Fairmont Boulevard is already a narrow, substandard street section. Past amendments to the Planned Commercial Development have allowed for reduced front and side yard setbacks. Reducing the parking requirement for the proposed motel and restaurant continues to compromise standard design requirements that may negatively impact the public street, especially as it relates to access along Fairmont Boulevard. This may also result in limiting access to future development on adjoining properties. If there is not sufficient room on the property to construct all of the required parking spaces, then staff recommends that the proposed structure(s) be reduced in size, thereby, reducing the parking requirement. Alternatively, the applicant may wish to obtain additional private property to incorporate into this private development.

Staff has also noted that structures are currently located in the Fairmont Boulevard right-of-way (parking islands, parking lot lights) and in the U. S. Highway 16 right-of-way (parking islands). In addition, the applicant's site plan identifies that retaining walls and parking islands are proposed to be located in U. S. Highway 16 right-of-way south of Fairmont Boulevard. Either permission must be obtained from the City and/or the South Dakota Department of Transportation to allow structures within the right-of-way(s) or the structures must be removed.

Fire Department: The Fire Department has indicated that the fire flow requirement for the motel is 4000 gpm based on a Type V one hour building. A 50% reduction in the gpm may be allowed if an automatic sprinkler is provided. The restaurant fire flow requirement is 2250 gpm based on a Type VN building. The proposed structures require two on-site fire hydrants for each structure. The location of the Fire Department Connection (FDC) may require a change in

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location of one (1) of the proposed on-site fire hydrants relative to the location identified on the applicant's site plan.

In addition, adequate radii must be provided throughout the parking lot to accommodate a ladder truck. Fire lanes may need to be established as final plans are developed. The Fire Department has also indicated that a 2% or less side slope must be maintained throughout the parking lot to insure for the safe access and operation of a ladder truck. The Fire Department staff is requesting that the applicant work with them to address these issues prior City Council approval of the proposed Major Amendment to the Planned Commercial Development.

Design Features: The applicant has indicated that the proposed motel will be located in a three story structure measuring 45 feet in height with the restaurant being located in a one story structure measuring 20 feet in height. The exterior of the proposed motel will be a combination of drivet and brick with a pitched roof. The exterior of the restaurant will be comprised of wood. The restaurant will be dark beige in color with a flat roof. A parapet will be located along the east and west sides of the restaurant camouflaging the flat roof along U. S. Highway 16 and the interior parking lot. Other than the proposed lighting at entrance doors and the required lighting within the parking lot, no additional lighting is proposed on the property.

The properties to the south and west are currently zoned Park Forest District, allowing for residential development. The properties are currently void of any structural development. The property(s) located east, across U. S. Highway 16, are currently zoned General Commercial District with existing commercial uses. Prior to City Council approval, the applicant must identify the type and location of the heating and air handling units as well as the location of trash receptacles to insure that the proposed commercial activity(s) will not adversely impact the surrounding properties. Screening may be required to insure that noise and odor nuisances are being mitigated. In addition, any lighting on the property and/or structure(s) must be located so as not to reflect upon the adjacent properties.

Signage: The applicant has indicated that four ground signs, two wall signs and one billboard will be located on the property. The applicant has not submitted a sign package identifying the proposed logo for each of the proposed signs. This information is necessary to determine if the signs qualify as an off-premise or an on-premise sign. Staff is recommending that the signs, including the billboard, be limited to identify existing and proposed uses on the subject property. Prior to City Council approval, the applicant must submit a complete sign package indicating the size and logo proposed for each sign. In addition, the sign package must identify any lighting features being proposed for the sign(s).

Public Comment and Notification: Staff has not received any comments regarding the Major Amendment to the Planned Commercial Development. As of this writing, the receipts from

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the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the December 7, 2000 Planning Commission meeting if these requirements have not been met.

In summary, staff is recommending that the Major Amendment to the Planned Commercial Development be continued to the January 4, 2001 Planning Commission meeting to allow the applicant to submit the above referenced information.