

STAFF REPORT

June 21, 2001

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**No. 01PD022 - Initial Planned Residential Development**

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for W.E.B. Partners
REQUEST	<b>No. 01PD022 - Initial Planned Residential Development</b>
LEGAL DESCRIPTION	Property described by metes and bounds beginning from a point 597.31 feet at a bearing S 89° 39' 0" East from the SW corner of NW1/4 of SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, travel 504.33 feet at a bearing N 62° 30' 29" East, then travel 343.09 feet at a bearing North, then travel 319.54 feet at a bearing N 50° 52' 56" East, then travel 129.80 feet at a bearing North, then travel 482.32 feet at a bearing S 45° E, then travel 178.19 feet along a 230 foot radius curve with a chord bearing S 0° 8' 58" West, then travel 431.35 feet at a bearing S 22° 2' 42" East, then travel 1197.82 feet at a bearing N 89° 39' 0" West to the point of start. Parcel described contains approximately 11.58 acres
PARCEL ACREAGE	Approximately 11.58 Acres
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Initial Planned Residential Development be approved contingent upon the associated Rezoning Request and Comprehensive Plan Amendment being approved prior to City Council approval and with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Development Plan or Preliminary Plat approval, detailed grading plans shall be submitted for review and approval;

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2. Prior to Final Development Plan or Preliminary Plat approval, a detailed drainage plan including all calculations in accordance with the Meade-Hawthorn Drainage Basin Plan shall be submitted for review and approval;
3. Prior to Final Development Plan or Preliminary Plat approval, a geotechnical evaluation and slope stability analysis prepared by a Registered Professional Engineer shall be submitted for review;
4. Prior to Final Development Plan or Preliminary Plat approval, construction plans for streets, sidewalks, utilities, and storm drainage improvements in compliance with City Standards and the Street Design Criteria Manual shall be submitted for review and approval;
5. Prior to Initial Development Plan approval by the City Council, the applicant shall provide revised preliminary water and sewer design plans for the alignment for these infrastructure improvements for review and approval;
6. Prior to Initial Development Plan approval by the City Council, the applicant shall provide revised preliminary street plans for Fairmont Boulevard for review and approval;
7. Prior to Final Development Plan or Preliminary Plat approval by the Planning Commission, the applicant shall provide preliminary engineering design for the extension of Fairmont Boulevard to Tower Road;
8. Prior to Initial Development Plan approval by the City Council, the applicant shall provide a revised site plan identifying a revised configuration for the approach to the apartment building for review and approval;

#### Fire Department Recommendations:

9. If access is not provided within 150 feet of the entire building, the structure shall be sprinkled;
10. Any driveway over 150 feet in length shall be required to install a turnaround;
11. Prior to Final Development Plan approval by the Planning Commission, the applicant shall submit a wild land fuel management plan for review and approval;

#### Traffic Engineering Division Recommendations:

12. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a traffic impact study for the entire commercial and multi-family development. The traffic impact study shall include the types of improvements that may be needed at the intersection of Mount Rushmore Road and Fairmont Boulevard.

#### Urban Planning Division Recommendations:

13. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed landscape plan for review and approval;
14. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed parking plan for review and approval;
15. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a cross section that identifies the proposed height of the building in relationship to the top of the ridge and Mount Rushmore Road;
16. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide an elevation of the building identifying the type and color of building materials used;

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17. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed sign package for review and approval;
18. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide an outdoor lighting package for review and approval;
19. Prior to Final Development Plan approval by the Planning Commission, the applicant shall identify the location, type, and height of all retaining walls;
20. Prior to Final Development Plan approval by the Planning Commission, the applicant shall identify the location, type, and height of all fences; and,
21. Prior to Certificate of Occupation of more than forty dwelling units, the applicant shall provide a second public street access from the development.

**GENERAL COMMENTS: This item was continued to allow the applicant to submit revised legal descriptions. The applicant has submitted revised legal descriptions and the required notification has occurred for the Initial Planned Residential Development. No changes have been made to the staff report.**

The applicant is proposing to develop a 61.75 acre tract that is located west of the Ridco Development and east of the Skyline Pines development. There are two large draws located on the north and south sides and the remaining property is a semi-forested hillside. The applicant is proposing three development components: a single family residential extension of Skyline Pines Subdivision to be located on the west side of the property and on the highest portion of the property; a multi-family development that will act as a buffer between the commercial property to the east and a single family residential property to the west; and, an office commercial development located along the east side of the property. The applicant is proposing to construct Fairmont Boulevard to the west and south to connect to Tower Road in the future.

**STAFF REVIEW:** Staff has reviewed the proposed Initial Development Plan and has noted the following considerations:

**Drainage** – The property is located in the Meade-Hawthorn Drainage Basin. When the Drainage Basin Master Plan was developed, this area was calculated with low-density residential land uses. The change in land use to multi-family development will require that the applicant amend the Drainage Basin Master Plan. Based on the revised drainage calculations, additional on-site storm water storage may be required.

A number of drainage ways cross the subject property. There is a major drainage way that is located on southern portion of the property and another major drainage way that is located on the north side of the property. Staff is requesting that detailed drainage calculations and plans are provided in accordance with the Amendment to the Meade-Hawthorn Drainage Basin Design Plan to insure that there are no adverse impacts on down stream properties. Staff has noted that on-site detention may be required particularly for the southern drainage way. Also, the applicant will need to evaluate the impact of the increased storm drainage runoff on the properties in the Highland Park area. The development area is characterized by steep slopes. Geotechnical information will need to be provided documenting that any improvement to the drainage ways or other improvements will not adversely impact the slope stability in the area.

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Streets – The applicant is proposing to extend Fairmont Boulevard to serve the proposed development. Staff is concerned with the initial grades of 12 percent the applicant has proposed for Fairmont Boulevard. Staff is requesting that the applicant reevaluate these grades and submit revised grades for the extension of Fairmont Boulevard. Staff is also requesting that either at Final Development Plan or Preliminary Plat submittal, the applicant provide preliminary engineering plans for the extension of Fairmont Boulevard to Tower Road. These plans will insure that design of Fairmont Boulevard can be extended in the future. ***It should be noted that the applicant will be required to construct the extension of Fairmont Boulevard to Tower Road when more than forty dwelling units are approved.*** The applicant will need to provide detailed information on how this street will be constructed including geotechnical information for the construction of this street and all drive ways taking access off the street.

Due to the amount of commercial and residential traffic proposed to take access from Fairmont Boulevard, Staff is recommending that a traffic impact study be completed. The study needs to evaluate the types of improvement or upgrades that may be necessary to the intersection of Fairmont Boulevard and Mount Rushmore Road to handle the additional anticipated traffic.

Residential Development – Staff is requesting that with the Final Development Plan the applicant submit any proposed variation to the established zoning requirements including area, setbacks, and height requirements. The applicant has requested that a forty-five foot exception to the height be allowed. The Staff can support a taller structure due to the nature of the other structures in the area, including the Rapid City Regional Hospital, the Senior Housing Project; however, Staff has serious concerns with allowing a structure exceed the height of the ridge and the tree line. The applicant must provide an elevation of the proposed structures and a cross section to identify that the proposed residences will not exceed the ridgeline. If no specific variations are requested, Staff will recommend that the standards of the Medium Density Residential zoning regulations be applied to the development. Staff is also requesting that the applicant provide a variety of site specific details for each building. These details include signage, fencing, parking, landscaping, lighting, and retaining walls. All this information is required pursuant to the regulations for a Final Development Plan.