

STAFF REPORT

July 5, 2001

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

ITEM 2

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 **July 26, 2001** Planning Commission meeting to allow **the applicant to address outstanding issues and to allow staff to review a recently submitted traffic analysis.**

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.

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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 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 (15) 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. On January 11, 2001, the applicant submitted a revised site plan identifying the elimination of the restaurant and relocating the motel further east on the subject property.

STAFF REVIEW: This item has been continued several times since the December 7, 2000 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of 6/23/01. All revised or added text is shown in bold print. 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 Mount Rushmore Road 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 Mount Rushmore Road. 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

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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. **On May 25, 2001, the applicant submitted a drainage plan, as well as a geotechnical evaluation and a structural analysis. The Engineering Division is recommending that an inspection of the drainage pipe be conducted prior to the construction of the motel and after the construction has been completed to insure that the drainage pipe has not been damaged.**

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 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. **The Engineering Division has indicated that the erosion and sediment control plan must be submitted for review and approval prior to issuance of a building permit.**

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. Currently, the property is served from the Palo Verde water zone. However, the elevations along Mount Rushmore Road limit the water pressure (supply) to the subject property. Staff met with the applicant and their architect and engineer on December 19th, 2000 and discussed extending a water line from the Terracita water zone. This will require constructing a 10 inch water line approximately $\frac{3}{4}$ mile from Fox Run Drive, down Mount Rushmore Road and to the north side of the subject property. Additional information is needed in order to determine the viability of this extension, including the cost factor associated with the project. The applicant has indicated that the water issue may be the deciding factor as to whether or not this project goes forward. 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 applicant has submitted a utility plan identifying the extension of the water line from the Terracita water zone. The Engineering Division has indicated that the applicant must contract for the design of the water line construction and that the City will contract for the construction of the line. In addition, the applicant must enter into an agreement with the City to share the expense of the project.**

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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 **82 room motel with a 2,454 square foot conference room/breakfast area** on the subject property will significantly increase traffic along this portion of Fairmont Boulevard. **The City Traffic Engineer has indicated that the use(s) on the subject property will generate approximately 214 p.m. peak hour trips. (The restaurant use is not a part of this calculation.)** As such, staff is recommending that a traffic analysis be provided to determine if improvements on Fairmont Boulevard and/or Mount Rushmore Road 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. **On June 21, 2001 a traffic analysis was submitted for review and approval. Staff is recommending that this item be continued to the July 26, 2001 Planning Commission meeting to allow staff sufficient time to review the information. Since the site plan may be substantially revised to reflect changes as determined by the study, staff is recommending that this item be continued to the July 26, 2001 Planning Commission meeting to allow the Planning Commission to review the revised site plan instead of sending the item forward to City Council without an accurate site plan.**

The Engineering Division has indicated that at a minimum Fairmont Boulevard must be improved to a 36 foot wide paved roadway from the intersection of Mount Rushmore road to the second approach that serves as access to the motel parking lot. The widened roadway will allow for a left turning lane in the westbound lane of Fairmont Boulevard. In addition, the Engineering Division has indicated that the approaches located on either side of Fairmont Boulevard serving as access to the jewelry store and the proposed motel must align. The Engineering Division has also indicated that the western most approach to the motel parking lot must be closed. In addition, the Engineering Division has indicated that a pedestrian crossing, with access ramps, must be provided across Fairmont Boulevard. **On June 21, 2001, the applicant submitted a revised site plan reflecting the above referenced changes. Staff will review the need for any additional improvements to the Fairmont**

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Boulevard/Mount Rushmore intersection upon review of the recently submitted traffic analysis.

Off-street Parking: The jewelry manufacturing facility, including the expansion currently being constructed, requires a minimum of 247 off-street parking spaces. **The original site plan identified an 83 room motel with a 3,000 square foot conference room/breakfast area requiring that an additional 160 parking spaces be provided. The most current site plan identifies an 82 room motel with a 2,454 square foot conference room/breakfast area, reducing the parking requirement for the motel from 160 to 144 parking spaces.** Since the applicant has eliminated the restaurant, **and revised the site plan as identified**, the total parking requirement for the existing and proposed uses is reduced from 495 spaces to **391**. A minimum of **eight (8)** parking spaces must be handicap accessible. The applicant's site plan identifies **317** off-street parking spaces with **13** of the spaces being handicap accessible. The site plan identifies an additional **64** parking spaces located within the Fairmont Boulevard right-of-way and/or Mount Rushmore Road right-of-way; however, based on ordinance requirements and 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 Mount Rushmore Road 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. **On June 21, 2001, the applicant submitted a letter requesting that the off-street parking requirement be reduced from 391 to 317 parking spaces.** The applicant has indicated that both the jewelry manufacturing business and the hotel will be owned and operated by the same owner. **Based on singular ownership, the applicant is requesting that the joint or shared use of the parking lot be considered to reduce the number of required parking spaces.** In addition, the applicant has indicated that in most instances, patrons of the hotel will utilize the meeting room located within the hotel. However, sufficient off-street parking must be provided for those instances when the meeting room is opened to the public. It's important to note that the 391 parking spaces required for the proposed uses as determined by the Parking Regulations is the *minimum* number of parking spaces required. Reducing the parking requirement from the minimum number of required spaces may result in additional on-street parking within the Fairmont Boulevard right-of-way. Recent applications from an adjacent property owner identify a combination of office commercial and residential use(s) to be constructed on the property located directly west of the subject property. The proposed use(s) will significantly increase traffic along this portion of Fairmont Boulevard. As previously, indicated, 64 parking spaces are located within the Fairmont Boulevard right-of-way and/or Mount Rushmore Road right-of-way. The applicant is requesting that these parking spaces be considered in reducing the parking requirement from 391 spaces to 317 spaces.

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However, pursuant to the existing agreements with the City and the South Dakota Department of Transportation, the encroaching spaces may be removed at any time. The future office commercial and residential uses(s) proposed for this area may require that the parking spaces within the Fairmont Boulevard right-of-way be removed. Staff is recommending that the site plan be revised to provide a minimum of 391 parking spaces or the use on the property be revised to reflect the parking provided.

At the January 4, 2001 Planning Commission meeting, several members of the Planning Commission expressed concerns with reducing the number of off-street parking below the minimum ordinance requirements. As a result, the applicant submitted a revised site plan eliminating the restaurant from the property. The applicant should be aware that any future location of a restaurant on the subject property, including within the motel, will require that the parking regulations be met.

Staff has also noted that structures are currently located in the Fairmont Boulevard right-of-way (parking islands, parking lot lights) and in the Mount Rushmore Road right-of-way (parking islands, a pole sign). In addition, the applicant's site plan identifies that retaining walls and parking islands are proposed to be located in the Mount Rushmore Road 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. **To date, neither the City and/or the South Dakota Department of Transportation have approved the location of structures within the right-of-way(s).**

Fire Department: The Fire Department has indicated that the fire flow requirement for the motel is 4,000 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 2,250 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 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 to 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. The exterior of the proposed motel will be a

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combination of drivet and brick with a pitched roof. 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 Mount Rushmore Road, 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. **A recent site inspection identified that trash dumpsters are located in the Fairmont Boulevard right-of-way. Staff is recommending that the dumpsters be removed from the right-of-way prior to City Council approval.**

Signage: The applicant has indicated that four ground signs, two wall signs and one billboard/off-premise advertising sign 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/off-premise advertising sign, 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). On January 11, 2001, the applicant submitted a revised sign package identifying that two ground signs, one wall sign and a billboard/off-premise advertising sign will be located on the property. **On May 25, 2001, the applicant submitted another revised sign package identifying a 25 foot X 40 foot billboard sign in the northeast corner of the property, a 10 foot X 20 foot pole mounted sign at the entrance along Fairmont Boulevard, a 5 foot X 10 foot ground sign in the motel parking lot, two directional signs and a wall sign on the proposed motel. Dimensions for the wall sign are not shown. All of the signage will identify "Comfort Inn & Suites". In addition, the bottom half of the billboard sign will advertise "Ridco Mt. Rushmore Jewelry Factory Outlet". Staff is recommending that the dimensions for the wall sign be provided prior to City Council approval. On June 8, 2001, the applicant submitted a sign package for the Ridco Jewelry building. The sign package identifies a 2 foot X 30 foot wall sign on the east side of the building and two wall signs, measuring 2 foot X 25 foot and 2 foot X 30 foot, respectively, located on the south side of the building. In addition, a 35 foot high pole mounted sign is shown located east of the Ridco Jewelry building in the Mount Rushmore Road right-of-way. As previously indicated, the applicant must either obtain**

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permission from the South Dakota Department of Transportation to allow the sign to remain in the right-of-way or the sign must be removed.

Public Comment and Notification: The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff visited with an area property owner on December 21, 2000 that expressed concern with the potential reduction in the required number of parking spaces.

Staff is recommending that the Major Amendment to the Planned Commercial Development be continued to the July 26, 2001 Planning Commission meeting to allow the applicant additional time to address the issues outlined above and to allow staff sufficient time to review the recently submitted traffic analysis.