

STAFF REPORT

March 21, 2002

No. 01PD062 - Planned Development Designation

ITEM 53

GENERAL INFORMATION:

PETITIONER	Wyss Associates for Web Real Estate Holdings Company LLC
REQUEST	No. 01PD062 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Property described by metes and bounds beginning from a point 1795.13 feet at a bearing S89°39'0"E from the SW corner of the NW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM, travel 431.35 feet at a bearing N22°2'42"W, Then travel 310.56 feet along a 230' LHF curve with a chord bearing N16°38'12" E, Then travel 161.93 feet at a bearing N55°19'17"E, Then travel 227.59 feet at a bearing S34°35'20"E, Then travel 300.07 feet at a bearing S45°W, Then travel 305.00 feet at a bearing S34°36'5"E, Then travel 165.44 feet at a bearing S45°W, Then travel 26.8 feet at a bearing N89°39'0"W, to the point of start
PARCEL ACREAGE	Approximately 3.202 acres
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Office Commercial District (PCD)
SURROUNDING ZONING	
North:	Office Commercial District (PCD)
South:	General Agriculture District
East:	General Commercial District (PCD)
West:	Medium Density Residential District (PCD)
PUBLIC UTILITIES	City water and sewer available for extension to the site
DATE OF APPLICATION	12/05/2001
REPORT BY	Marcia Elkins

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved with the stipulation that no off-premise advertising signs will be allowed on the site.

GENERAL COMMENTS: (All changes shown are shown in bold.) This item was previously continued as R&R Realty, LLP had submitted a letter regarding their concerns with the project. R&R Realty had indicated that they would attend the

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meeting on March 7, 2002; however, no one appeared at the meeting on behalf of R&R Realty. As a result, the Planning Commission continued the request to allow them the opportunity to appear before the Planning Commission on March 21, 2002. Staff spoke with David A. Westergaard, Corporate Attorney representing R&R Realty. He indicated that R&R Realty stands behind the comments contained in the letter and they do not intend to appear at the Planning Commission meeting on March 21, 2002.

This request for a Planned Development Designation has been submitted in conjunction with an associated Comprehensive Plan Amendment (from Office Commercial to General Commercial), an associated rezoning application requesting a change from Office Commercial District to General Commercial District and a request to revoke the previously approved Initial Development Plan for portions of the Planned Commercial Development for which the rezoning has been requested. The applicant has indicated that they do not have adequate information available at this time to submit a complete Initial Development Plan application. Thus, they are requesting the Planned Development Designation with the understanding that Initial and Final Development Plans will need to be submitted prior to any development of the site.

STAFF REVIEW:

This Planned Development Designation will, if approved, replace the existing Initial Development Plan approved for the site. Many of the same concerns will apply to General Commercial development of the site as were identified as part of the original Planned Commercial Development. The site is highly visible from Mount Rushmore Road, a major entryway into the community. Care will need to be taken to insure that aesthetic considerations are addressed along this major entry way, including structural design, landscaping, location of heating and ventilation systems, location and screening of garbage enclosures, etc. In addition, the site lies along the eastern side of the hogback that divides Rapid City. As a result, development on this site will be extremely visible from many portions of the eastern area of the community. Care will need to be taken in the location, design and height of structures to minimize the impact on the Rapid City skyline as viewed from the east. Care will also need to be taken as this area provides a transition between the more intense commercial development along Mount Rushmore Road and future residential development of the property to the west.

Concerns were also expressed as part of the original Planned Commercial Development approval in the Office Commercial zoning district relative to the vehicular traffic impacts of development on the intersection of Mount Rushmore Road and Fairmont Boulevard. Many of the uses allowed in the General Commercial zoning district have significantly higher traffic impacts than the uses associated with the Office Commercial zoning district. The applicant should be aware that some high traffic generating uses may not be allowed on this site because of the impacts on the Mount Rushmore Road and Fairmont Boulevard intersection. Further, the applicant will need to provide a detailed traffic analysis of any development proposed for the site as part of any Initial Development Plan application. The applicant may be responsible for improvements, such as turn bays, deceleration lanes, etc. necessary to accommodate the proposed development. The design and alignment of the Fairmont Boulevard extension will need to address city requirements for the future build out of the street based on the Tower Road Study completed by CETEC Engineering.

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As noted in the previous Initial Development Plan, significant drainage analysis will be necessary to determine the feasibility of commercial development, as well as to determine the scope of any changes and improvements needed to Detention Cell #223 in the Meade-Hawthorne Drainage Basin Design Plan. Easements may also need to be acquired. The original Drainage Basin Design Plan shows this area developing as low density residential land uses based on the earlier zoning designation. The change to General Commercial development results in much higher density of development, greater impervious surface areas and higher anticipated storm water runoff rates. As such, the development plan may need to take into consideration the percentage of the site that is developed with impervious surfaces to limit storm water run off.

The change in use may result in increased density of development requiring the water and sewer improvements to be upsized to accommodate the commercial development. Plans will need to address adequate utilities based on full build out and the commercial development densities.

The Planned Development Designation provides an adequate tool to insure that the issues identified above are adequately addressed prior to development. The applicant should note the significance of many of these issues and not assume that all land uses allowed in the General Commercial zoning district will be appropriate for this site. Significant care will need to be taken to insure that the site is developed in a manner that does not negatively impact adjacent land uses and property, public thoroughfares and the community at large.