

STAFF REPORT

April 22, 2004

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**No. 04PD025 - Planned Commercial Development - Initial Development Plan**      **ITEM 29**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Web Real Estate Holdings Co.
REQUEST	<b>No. 04PD025 - Planned Commercial Development - Initial Development Plan</b>
EXISTING LEGAL DESCRIPTION	Property described by metes and bounds, commencing at the SW corner of the NW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, Thence travel 548.94 feet at a bearing S89°27'22"E to the Point of Beginning; travel 387.50 feet at a bearing N45°54'33"E to a point; thence 216.00 feet at a bearing N67°49'27"E to a point; thence travel 120.73 feet at a bearing N24°43'12"E to a point; thence travel 117.84 feet at a bearing N07°03'57"W to a point; thence travel 129.48 feet at a bearing N30°35'10"W to a point; thence travel 174.01 feet at a bearing N90°00'00"W to a point; thence travel 237.48 feet at a bearing N61°30'24"W to a point; thence travel 126.16 feet at a bearing N73°30'07"W to a point; thence travel 74.12 feet at a bearing N52°32'01"W to a point; thence travel 122.49 feet at a bearing S87°48'19"W to a point; thence travel 100.98 feet at a bearing S69°46'53"W to a point; thence travel 110.01 feet at a bearing S35°36'28"W to a point; thence travel 225.24 feet at a bearing N41°05'15"W to a point; thence travel 401.68 feet at a bearing N00°21'00"E to a point; thence travel 2337.68 feet at a bearing S89°27'07"E to a point; thence travel 107.83 feet at a bearing S57°14'09"W to a point; thence travel 63.00 feet at a bearing S38°41'00"W to a point; thence travel 89.00 feet at a bearing S68°55'00"W to a point; thence travel 47.00 feet at a bearing S54°43'00"W to a point; thence travel 95.00 feet at a bearing S47°03'00"W to a point; thence travel 77.00 feet at a bearing S69°31'00"W to a point; thence travel 160.63 feet at a bearing S45°15'58"W to a point; thence travel 93.87 feet at a bearing S45°43'39"W to a point; thence travel 96.40 feet at a bearing S34°35'20"E to a point; thence travel 219.73 feet at a bearing S55°19'07"W to a point; thence travel 333.97 feet along a 190' radius concave easterly curve with a chord bearing S05°32'55"W; thence travel 166.06 feet at a bearing S44°48'23"E to a point; thence travel 38.11 feet along a 210' radius concave southwesterly curve with a chord bearing S39°36'25"E, thence travel 214.00 feet at a

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	bearing S34°24'28"E to a point; thence travel 84.11 feet at a bearing S45°11'37"W to a point; thence travel 1270.61 feet at a bearing N89°27'22"W to the point of beginning
PARCEL ACREAGE	Approximately 38.46 Acres
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Office Commercial District/Medium Density Residential District (PD)
SURROUNDING ZONING	
North:	Low Density Residential District/General Commercial District (PD)
South:	General Agriculture District (PD)
East:	General Commercial District (PD)
West:	Low Density Residential District (PD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/26/2004
REPORT BY	Vicki L. Fisher

**RECOMMENDATION:**

Staff recommends that the Planned Commercial Development - Initial Development Plan be approved with the following stipulations:

1. A Final Plat shall be approved prior to or in conjunction with a Final Planned Commercial Development;
2. Upon submittal of a Final Planned Commercial Development, a landscaping plan shall be submitted for review and approval;
3. Upon submittal of a Final Planned Commercial Development, a sign package shall be submitted for review and approval;
4. Upon submittal of a Final Planned Commercial Development, a parking plan shall be submitted for review and approval. In particular, a minimum of 635 parking spaces shall be provided. In addition, 13 of the spaces shall be handicap accessible with one of the handicap accessible spaces being "van" accessible;
5. Upon submittal of a Final Planned Commercial Development, structural elevations and a list of the building materials for the proposed office buildings and the apartment complexes shall be submitted for review and approval. In addition, the maximum elevation of all structures shall not exceed 35 feet in height as per Office Commercial Zoning District regulations;
6. Upon submittal of a Final Planned Commercial Development, a lighting package shall be submitted for review and approval;

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7. Upon submittal of a Final Planned Commercial Development, the site plan shall be revised to show Fairmont Boulevard constructed to City Street Design Standards through the southern approach to the subject property. In particular, Fairmont Boulevard shall be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer;
8. The structure(s) shall be sprinklered if access is not provided within 150 feet of the entire building;
9. Upon submittal of a Final Planned Residential Development Plan, a wild fire mitigation plan shall be submitted for review and approval; and,
10. Upon submittal of a Final Planned Residential Development, a phasing plan shall be submitted for review and approval.

**GENERAL COMMENTS:**

The applicant has submitted an Initial Planned Commercial Development to allow a combination of professional office buildings and apartment complexes on the subject property. The applicant has also submitted a Layout Plat to subdivide a portion of the subject property, a 61.75 acre parcel, to create a 38.45 acre lot leaving an unplatted balance. (See companion item #04PL045.)

On July 7, 2001, the City Council approved an Initial Planned Commercial Development to allow professional office buildings and a 400 unit apartment complex to be located on the subject property. On April 1, 2002, the City Council approved a Revocation of the Initial Planned Commercial Development at the applicant's request. This Initial Planned Commercial Development proposes to reduce the proposed number of apartment units from 400 to 250 units.

The subject property is located at the western terminus of Fairmont Boulevard on the north side of Fairmont Boulevard. Currently, the subject property is void of any structural development.

**STAFF REVIEW:**

Staff has reviewed the Major Amendment to the Initial Planned Residential Development and has noted the following considerations:

**Design Features:** The Initial Commercial Development Plan identifies the building footprint of the proposed office buildings and the apartment complexes. Upon submittal of a Final Planned Residential Development, structural elevations and a list of the building materials for the proposed structures must be submitted for review and approval.

**Lighting/Signage/Landscaping:** Upon submittal of a Final Commercial Development Plan, a lighting and signage package as well as a landscaping plan must be submitted for review and approval. In particular, any lighting other than standard street lights must be identified. In addition, any signage including a residential/commercial development sign must be identified.

**Parking Plan:** Upon submittal of a Final Commercial Development Plan, a parking plan must be submitted for review and approval. In particular, the parking plan must provide a minimum

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of 635 parking spaces. In addition, 13 of the spaces must be handicap accessible with one of the handicap accessible spaces being "van" accessible.

Fairmont Boulevard: The applicant's site plan identifies the construction of Fairmont Boulevard in a portion of the proposed 80 foot wide right-of-way to be dedicated as a part of the associated Layout Plat. In particular, the site plan identifies a 36 foot wide paved surface the first 360 feet of the street as it extends west along the subject property. In addition, the site plan identifies an 18 foot wide paved surface extending an additional 220 feet within the proposed Fairmont Boulevard right-of-way to serve as access to the most southern approach. Fairmont Boulevard is classified as a commercial street requiring that it be constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Staff is recommending that upon submittal of a Final Commercial Development Plan, the site plan must be revised to show Fairmont Boulevard constructed to City Street Design Standards through the southern approach to the subject property.

Fire Department: The Fire Department has indicated that the structure(s) must be sprinklered if access is not provided within 150 feet of the entire building. In addition, the Fire Department has indicated that the property is located in a high wild fire area. As such, upon submittal of a Final Planned Residential Development Plan, a wild fire mitigation plan must be submitted for review and approval.

Notification Requirement: As of this writing, the receipts for the certified mailing requirement have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 22, 2004 Planning Commission meeting if this requirement has not been met.