

STAFF REPORT

April 22, 2004

No. 04PD026 - Planned Commercial Development - Initial Development Plan **ITEM 31**

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for William DeLorimier
REQUEST	No. 04PD026 - Planned Commercial Development - Initial Development Plan
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 1878.66 feet at a bearing S89°27'22"E to a point; thence 59.84 feet at a bearing N00°32'37"E to a point of beginning; thence travel 214.00 feet at a bearing N34°24'28"W to a point; thence travel 38.11 feet along a 210' radius concave southwesterly curve with a chord bearing N39°36'25"W, thence travel 166.06 feet at a bearing N44°48'23"W to a point; thence travel 333.97 feet along a 190' radius concave easterly curve with a chord bearing N05°32'55"E, thence travel 219.73 feet at a bearing N55°19'07"E to a point; thence travel 267.59 feet at a bearing S34°35'20"E to a point; thence travel 300.18 feet at a bearing S45°00'00"W to a point; thence travel 303.00 feet at a bearing S34°24'28"E to a point; thence travel 81.36 feet at a bearing S45°05'51"W to the point of beginning
PARCEL ACREAGE	Approximately 3.23 Acres
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	General Commercial District (PD)
SURROUNDING ZONING	
North:	Office Commercial District (PD)
South:	General Agriculture District (PD)
East:	General Commercial District (PD)
West:	Medium Density Residential District (PDD)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/26/2004
REPORT BY	Todd Tucker

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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 53 parking spaces shall be provided. In addition, 3 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 restaurants shall be submitted for review and approval. In addition, the maximum elevation of all structures shall not exceed 45 feet in height as per General Commercial Zoning District regulations;
6. Upon submittal of a Final Planned Commercial Development, a lighting package shall be submitted for review and approval;
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; and,
8. Upon submittal of a Final Planned Residential Development Plan, a wild fire mitigation plan shall be submitted for review and approval.

GENERAL COMMENTS: The applicant is requesting approval of an Initial Planned Commercial Development to allow for two restaurants to be located on the above legally described 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 1.57 acre commercial lot leaving an unplatted balance. (See companion item #04PL046.)

On April 1, 2002 the City Council approved a Rezoning request to change the zoning designation of the subject property from Office Commercial District to General Commercial District. In addition, the City Council approved a Planned Development Designation for the subject property.

The subject property is located at the western terminus of Fairmont Boulevard on the south side of Fairmont Boulevard and is currently 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:

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Design Features: The Initial Commercial Development Plan identifies the building footprints of the proposed restaurants. Upon submittal of a Final Planned Commercial 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 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 of 53 parking spaces. In addition, three 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 extension of Fairmont Boulevard to the south lot line of the subject property. Fairmont Boulevard is classified as a commercial street requiring that it be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained. The associated Layout Plat identifies that Fairmont Boulevard will be located in an 80 foot wide right-of-way. 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 Safety: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met. In addition, the Fire Department has also indicated that the property is located in a high wild fire area. As such, upon submittal of a Final Planned Commercial 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.