

STAFF REPORT
February 23, 2006

No. 06PD001 - Planned Unit Development - Initial Development Plan ITEM 26

GENERAL INFORMATION:

PETITIONER	Designworks, Inc. for Founder's Park, LLC
REQUEST	No. 06PD001 - Planned Unit Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the W1/2 NW1/4 SE1/4 and Block 1 of North Riverside Addition; all located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.0 acres
LOCATION	1350 West Chicago
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/12/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Unit Development - Initial and Final Development Plan be continued to the **March 9, 2006 Planning Commission meeting to allow the applicant to submit additional information.**

GENERAL COMMENTS:

(Update, February 15, 2006. All revised and/or added text is shown in bold print.) This item was continued at the February 9, 2006 Planning Commission meeting at the applicant's request. In particular, the applicant requested that this item and all of the associated items be continued to allow them additional time to address access issues through the subject property to adjacent properties. To date, this issue has not been resolved. As such, staff is recommending that this item be continued to the March 9, 2006 Planning Commission meeting. Please note that no other part of this Staff Report has been revised.

The applicant has submitted an Initial Planned Unit Development to allow a mixed use development including family dwelling units and office uses to be constructed on the subject

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property. In particular, the applicant has indicated that a six story residential condominium building will be constructed on proposed Lot 1. In addition, the applicant has indicated that three office buildings and five office buildings, respectively, will be located on proposed Lot 2 and Lot 3. The applicant has also submitted a Layout Plat to subdivide the subject property into three lots to be known as The Village at Founders Park. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalk along both sides of the proposed commercial street, to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along an existing 60 foot wide road easement; and, to waive the requirement to install curb, gutter sidewalk, street light conduit, water, sewer and to reduce the pavement width from 24 feet to 20 feet and to reduce the right-of-way width from 49 feet to 20 feet for a proposed 20 foot wide pedestrian and service easement. The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate West Street as a collector street. In addition, the applicant has submitted a Vacation of Right-of-Way request to vacate West Street as it abuts the subject property. (See companion items #06SV001, 06CA001, 06VR001 and 06PL001.)

The property is located at the western terminus of W. Chicago Street and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial Planned Unit Development and has noted the following considerations:

Design Features: The applicant has submitted elevations of the proposed office buildings. The elevations identify that the three office buildings on proposed Lot 2 will be two story structures with drive under garages. In addition, the elevations identify that the five office buildings to be located on proposed Lot 3 will be two story structures with no drive under garages. To date, elevations of the proposed six story, or 75 foot high residential condominium building on proposed Lot 1 have not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Planned Unit Development application, structural elevations of the proposed condominium building be submitted for review and approval

The applicant has also submitted a list of building materials and design standards identifying that the buildings will be constructed with a combination of stone, brick, and wood on exterior walls with heavy timber accents. The roofs will be pitched, earth tone in color with multiple dormers and designed with oversized bay elements. Each residential unit will have a deck or patio space. As such, staff is recommending that the proposed structure(s) conform architecturally to the plans and elevations and color palette submitted as part of this Initial Planned Unit Development.

Landscape Plan: To date, a landscaping plan has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Planned Unit Development application, a complete landscaping plan be submitted for review and approval identifying specific plant material and the irrigation system.

Parking: The proposed use on Lot 1 requires that a minimum of 72 parking spaces be provided.

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In addition, three of the parking spaces must be handicap accessible, with one of the spaces being "Van" accessible. The site plan identifies 48 parking spaces along the exterior of the proposed building. In addition, a note states that an additional 24 parking spaces will be provided within a drive under garage. To date, a layout of the drive under garage has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Planned Unit Development application, a revised parking plan for Lot 1 be submitted for review and approval as identified. In particular, the parking plan must demonstrate that any parking within a drive under parking garage is designed to meet the minimum requirements of the Parking Regulations and provide a minimum height to allow emergency vehicle access as per Fire Department standards.

Staff has also noted that a portion of the parking area is located within a 60 foot wide road easement located along the north lot line of Lot 1. As such, staff is recommending that upon submittal of a Final Planned Unit Development application, the parking plan be revised eliminating any portion of the parking area from the easement or the easement be vacated.

Dumpsters: Upon submittal of a Final Planned Unit Development application, the location and size of the dumpsters must be submitted for review and approval. In addition, the dumpsters must be screened.

Utilities: Upon submittal of a Final Planned Unit Development application, a water and sewer plan prepared by a Professional Engineer must be submitted for review and approval. In addition, the applicant shall demonstrate that adequate domestic water and fire flows are being provided. The applicant must also provide a developer's agreement for the construction of the proposed waterline.

Grading/Geotechnical/Drainage: Upon submittal of a Final Planned Residential Development, a grading plan and geotechnical information must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the Morningside Drainage Basin Plan addressing the potential increase in impervious area created by the proposed use. In addition, drainage easements shall be provided as needed.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In particular, one on-site fire hydrant must be provided for each structure. The Fire Department has also indicated that prior to issuance of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. Staff is recommending that all International Fire Codes be continually met.

Final Plat: Staff is recommending that prior to issuance of a building permit, a Final Plat be submitted for approval to insure that all subdivision improvements have been completed or surety posted for the improvements. In addition, street and easement vacation(s), Variances to the Subdivision Regulations and Comprehensive Plan Amendments to the Major Street Plan must be addressed prior to approval of a Final Plat.

Setbacks: The applicant has requested a reduction in the setback for the three office buildings

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on proposed Lot 2 from 25 feet to ten feet along West Street. As previously indicated, it is anticipated that West Street right-of-way will be vacated. In addition, the adjacent property is owned by the City and is the location of a golf course. With the vacation of West Street and the open area provided by the golf course, the reduced setback will have a minimal impact on the adjacent property. As such, staff is recommending that the setback for the three office buildings be reduced from 25 feet to 10 feet with the stipulation that West Street be vacated prior to or in conjunction with approval of the Final Planned Unit Development application. In addition, the applicant must enter into an agreement with the City coordinating the removal and construction of access street(s) as needed.

The site plan identifies proposed Building 3D to be located approximately four feet from the proposed located of the 20 foot wide pedestrian and service easement. Staff is recommending that upon submittal of a Final Planned Unit Development application, the site plan be revised to provide a minimum 25 foot setback as required to insure adequate separation between the building and the access street.

Height: The Office Commercial District allows a maximum height of three stories or 35 feet. The applicant is requesting an exception to allow a six story residential condominium building with a maximum height of 75 feet. The applicant has also submitted a west-east site section showing the impact of the proposed building in relation to the steep hill located directly north of the proposed building site. Staff has noted that the 75 foot high building will have a minimal effect on the adjacent properties due to the existing topography within the area. In addition, the adjacent City golf course provides an open space further minimizing the effects of the proposed buildings. As such, staff is recommending that a six story building with a maximum height of 75 feet be allowed for the proposed residential condominium building. In addition, staff is recommending that additional landscaping be provided along the perimeter of proposed Lot 1. The landscaping plan must be submitted for review and approval upon submittal of a Final Development Plan.