

STAFF REPORT

May 24, 2001

No. 01PD021 - Initial Planned Commercial Development

ITEM 36

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for W.E.B. Partners
REQUEST	No. 01PD021 - Initial Planned Commercial Development
LEGAL DESCRIPTION	<p>From a point 973.88 feet at a bearing S 89° 39' 0" East from the NW corner of SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, travel 1363.79 feet at a bearing S 89° 39' 0" East, then travel 107.83 feet at a bearing S 57° 14' 9" West, then travel 63 feet at a bearing S 38° 41' 0" West, then travel 89 feet at a bearing S 68° 55' 0" West, then travel 47 feet at a bearing S 54° 43' 0" West, then travel 95 feet at a bearing S 47° 3' 0" West, then travel 77 feet at a bearing S 69° 31' 0" West, then travel 96.4 feet at a bearing S 34° 30' 44" East, then travel 254.50 feet at a bearing S 45° 26' 11" West, then travel 96.4 feet at a bearing S 34° 30' 44" East, then travel 161.87 feet at a bearing S 55° 19' 7" West, then travel 138.89 feet along a 270 foot RHF curve with a chord bearing of S 40° 34' 54" West, then travel 439.52 feet at a bearing N 45° West, then travel 248.58 feet at a bearing N 85° 49' 37" West, then travel 65.15 feet at a bearing West, then travel 392.28 feet at a bearing N 0° 21' 0" East to the point of start, and From a point 310.41 feet North and 1708.11 feet East of the SW corner of NW1/4 of SE1/4 of Section 11, Township 1 North, Range 7 East of Black Hills Meridian, travel 100.82 feet at a bearing N 22° 2' 42" West, then travel 256.55 feet along a LHF curve with a radius of 190 feet and a chord bearing N 16° 38' 12" East, then travel 161.187 feet at a bearing N 55° 19' 7" East, then travel 187.59 feet at a bearing S 34° 35' 20" East, then travel 300.07 feet at a bearing S 45° West, then travel 74.01 feet at a bearing S 51° 4' 20" West to the point of start, and From a point 921.75 feet North and 1044.68 feet East of the SW corner of NW1/4 of SE1/4 of Section 11, Township 1 North, Range 7 East of Black Hills Meridian, travel 248.58 feet at a bearing S 85° 49'37" East, then travel 129.8 feet at a bearing South, then travel 319.54 feet at a bearing S 50° 52' 56" West, then travel 349.50 feet at a bearing North to the point of start, all located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.</p>
PARCEL ACREAGE	13.64

STAFF REPORT

May 24, 2001

No. 01PD021 - Initial Planned Commercial Development

ITEM 36

LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	General Commercial District/Planned Commercial Development
South:	Park Forest District
East:	General Commercial District/Planned Commercial Development
West:	Park Forest District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Initial Planned Residential Development be approved contingent upon the associated Rezoning Request and Comprehensive Plan Amendment being approved prior to City Council approval and with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Development Plan or Preliminary Plat approval, detailed grading plans shall be submitted for review and approval;
2. Prior to Final Development Plan or Preliminary Plat approval, a detailed drainage plan including all calculations in accordance with the Meade-Hawthorn Drainage Basin Plan shall be submitted for review and approval;
3. Prior to Final Development Plan or Preliminary Plat approval, a geotechnical evaluation and slope stability analysis prepared by a Registered Professional Engineer shall be submitted for review;
4. Prior to Final Development Plan or Preliminary Plat approval, construction plans for streets, sidewalks, utilities, and storm drainage improvements in compliance with City Standards and the Street Design Criteria Manual shall be submitted for review and approval;
5. Prior to Initial Development Plan approval by the City Council, the applicant shall provide a revised preliminary water and sewer design plans for the alignment for these infrastructure improvements for review and approval;
6. Prior to Initial Development Plan approval by the City Council, the applicant shall provide revised preliminary street plans for Fairmont Boulevard for review and approval;
7. Prior to Final Development Plan or Preliminary Plat approval by the Planning Commission, the applicant shall provide preliminary engineering design plans for the extension of Fairmont Boulevard to Tower Road;
8. Prior to Initial Development Plan approval by the City Council, the applicant shall provide revised a site plan identifying location of all approaches for review and

STAFF REPORT

May 24, 2001

No. 01PD021 - Initial Planned Commercial Development

ITEM 36

approval;

Fire Department Recommendations:

9. If access is not provided within 150 feet of the entire building, the structure shall be sprinkled;
10. Any driveway over 150 feet in length shall be required to install a turnaround;
11. Prior to Final Development Plan approval by the Planning Commission, the applicant shall submit a wild land fuel management plan for review and approval;

Traffic Engineering Division Recommendations:

12. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a traffic impact study for the entire commercial and multi-family development. The traffic impact study shall include the types of improvements may be needed at the intersection of Mount Rushmore Road and Fairmont Boulevard.

Urban Planning Division Recommendations:

13. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed landscape plan for review and approval;
14. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed parking plan for review and approval;
15. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a cross section that identifies the proposed height of the building in relationship to the top of the ridge and Mount Rushmore Road;
16. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide an elevation of the building identifying the type and color of building material used;
17. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed sign package for review and approval;
18. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide an outdoor lighting package for review and approval;
19. Prior to Final Development Plan approval by the Planning Commission, the applicant shall identify the location, type, and height of all retaining walls; and,
20. Prior to Final Development Plan approval by the Planning Commission, the applicant shall identify the location, type, and height of all fences.

GENERAL COMMENTS: The applicant is proposing to develop a 61.75 acre tract that is located west of the Ridco Development and east of the Skyline Pines development. There are two large draws located on the north and south sides of the site and the remaining property is a semi-forested hillside. The applicant is proposing three development components: a single family residential extension of Skyline Pines Subdivision to be located on the west side of the property and on the highest portion of the property; a multi-family development that will act as a buffer between the commercial property to the east and a single family residential property to the west; and, an office commercial development located along the east side of the property. The applicant is proposing to construct Fairmont Boulevard to the west and south to connect to Tower Road in the future.

STAFF REPORT

May 24, 2001

No. 01PD021 - Initial Planned Commercial Development

ITEM 36

STAFF REVIEW: Staff has reviewed the proposed Initial Development Plan and has noted the following considerations:

Drainage – The property is located in the Meade-Hawthorn Drainage Basin. When the Drainage Basin Master Plan was developed, the drainage from this area was calculated utilizing low-density residential land uses. The change in land use to commercial development will require that the applicant amend the Drainage Basin Master Plan. Based on the revised drainage calculations, additional on-site storm water storage may be required.

A number of drainage ways cross the subject property. There is a major drainage way that is located on the southern portion of the property and another major drainage way that is located on the north side of the property. Staff is requesting that detailed drainage calculations and plans be provided in accordance with the Amendment to the Meade-Hawthorn Drainage Basin Design Plan to insure that there are no adverse impacts on down stream properties. Staff has noted that on-site detention may be required particularly for the southern drainage way. Also, the applicant will need to evaluate the impact of the increased storm water runoff on the properties along the Highland Park area. The development area is characterized by steep slopes. Geotechnical information will need to be provided documenting that any improvement to the drainage ways or other improvements will not adversely impact the slope stability in the area.

Streets – The applicant is proposing to extend Fairmont Boulevard to serve the proposed development. Staff is concerned with the initial grades of 12 percent the applicant has proposed for Fairmont Boulevard. Staff is requesting that the applicant reevaluate these grades and submit revised grades for the extension of Fairmont Boulevard. Staff is also requesting that either at Final Development Plan or Preliminary Plat submittal, the applicant provide preliminary engineering plans for the extension of Fairmont Boulevard to Tower Road. These plans will insure that Fairmont Boulevard can be extended in the future. It should be noted that the applicant will be required to construct this street extension when more than forty dwelling units are approved. The applicant will need to provide detailed information on how this street will be constructed including geotechnical information for the construction of this street and all drive way off the street.

Due to the amount of commercial and residential traffic proposed to take access from Fairmont Boulevard, Staff is recommending that a traffic impact study be completed. The study needs to evaluate the types of improvements or upgrades that may be necessary to the intersection of Fairmont Boulevard and Mount Rushmore Road to handle the additional traffic.

Commercial Development – Staff is requesting that with the Final Development Plan the applicant submit information on any proposed variation to the established zoning requirements including area, setbacks, and height requirements. The applicant has requested that a five-foot exception to the height be approved. Staff has some serious concerns with allowing the structure to exceed the height of the ridge and the tree line. The applicant must provide an elevation of the proposed structures and a cross section to identify that the proposed residences will not exceed the ridge line. This will allow the

STAFF REPORT

May 24, 2001

No. 01PD021 - Initial Planned Commercial Development

ITEM 36

Planning Commission and City Council to review those specific variations and determine if they are appropriate for the area. If no specific variations are requested, Staff will recommend that the standards of the Office Commercial zoning regulations be applied to the development. Staff is also requesting that the applicant provide a variety of site specific details for each building. These details include signage, fencing, parking, landscaping, lighting, and retaining walls. All this information is required under the regulations for a Final Development Plan.