

STAFF REPORT

December 7, 2000

PRD #00PD051 - Major Amendment to a Planned Residential Development to allow an eight unit condominium complex

ITEM 30

GENERAL INFORMATION:

PETITIONER	Sun-Rise Construction for Kenneth L. Kirkeby and Patrick R. Hall
REQUEST	PRD #00PD051 - Major Amendment to a Planned Residential Development to allow an eight unit condominium complex
LEGAL DESCRIPTION	Lot 12 of Block 3 of Tract BR of Mountain Springs Subdivision, Seciton 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .923 Acres
LOCATION	At the east side and at the dead end of City Springs Road in Kirkwood Meadows
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (PRD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to allow an eight unit condominium complex be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of Building Permit, the applicant shall provide detailed topographic information and a grading plan for review and approval;
2. Prior to issuance of Building Permit, the applicant shall provide a drainage plan including all relative calculations;
3. Prior to issuance of Building Permit, the applicant shall provide an erosion control plan;

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4. Prior to issuance of Building Permit, the applicant shall provide a site plan identifying the location of all water and sewer mains and service lines. The site plan shall also include the location of all fire hydrants;
 5. Prior to issuance of Building Permit, the applicant shall provide plans for the extension of the sidewalk on the east side of City Springs Road;
 6. Prior to issuance of Building Permit, the applicant shall provide plans for a street light to be provided at the north property line;

Fire Department Recommendations:

7. Prior to issuance of Building Permit, the applicant shall provide a revised site plan identifying an on-site fire hydrant;
8. Prior to issuance of Building Permit, the applicant shall provide access to within 150 feet of all portions of the condominium building or the structure shall be sprinkled; and,

Urban Planning Division Recommendations:

9. Prior to issuance of Building Permit, the applicant shall provide shall provide a detailed landscaping plan.

GENERAL COMMENTS: The applicant is requesting to amend the Mountain Springs Planned Residential Development to allow an eight unit condominium complex. The proposed condominium complex will be located north of the Kirkwood Apartments on City Springs Road. The Mountain Springs Planned Residential Development was approved in 1985 and included a mix of multi-family residential, townhouse, and single family detached residential dwelling units. The location of the proposed eight unit condominium complex was not identified in the Planned Residential Development and thus requires a Major Amendment to the Planned Residential Development.

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

Engineering Plans - The applicant did not submit any detailed engineering plans with this request. The applicant has met with the Engineering Staff to review the proposal. It has been determined that the new development will not have any significant impact on the regional detention facilities that were constructed as part of this development, particularly the drainage facilities. Since there will be relatively little site grading required, the Engineering Staff is recommending that detailed grading and drainage plans be submitted for review and approval as part of the Building Permit. Also, the location of all utility lines including water and sewer mains and service lines and the location of all fire hydrants needs to be submitted as part of the Building Permit.

The Fire Department has indicated that due to the location of the buildings more than 150 feet from the street, an on-site fire hydrant is required. An additional two fire

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hydrants are required due to the size of the building. The two additional fire hydrants may be located on-site or in the public right-of-way. Also, access shall be provided within 150 feet of all points of the building and a fire lane shall be identified on the site plan.

Density - The initial Mountain Springs Planned Residential Development that was submitted for the development in 1984 proposed to allow 110 townhomes and 48 multi-family dwelling units for a total of 158 units. However due to concerns relative to access, the Final Development Plan was modified to allow 90 townhouses and 48 multi-family dwelling units.

As the Mountain Springs Planned Residential Development also known as Kirkwood Meadows has developed, the approved Planned Residential Development has been amended. In some of the areas where 4-plex and 6-plex townhouses were approved, amendments allowed twin townhouse units to be constructed. With the completion of development to date within the Planned Residential Development, a total of 127 dwelling units including 79 townhouse and 48 multi-family dwellings have been constructed which is 11 dwelling units less than the total dwelling units originally approved.

In 1995, a Major Amendment request for the subject property proposed the construction of two additional 24 multi-family dwelling units and an associated Medium Density Residential rezoning request were denied. Both the neighborhood residents and Staff expressed concerns with allowing an additional 48 dwelling units due to infrastructure constraints particularly as it relates to the number of dwelling units accessing City Springs Road.

All of the 127 dwelling units in the Mountain Springs Planned Residential Development access City Springs Road without a second street access. A second access route is not provided until the intersection of Galena Drive and City Springs Road which is located south of the development. Further, the intersection of City Springs Road and South Canyon Drive is a very poor intersection. This intersection has five streets intersecting at one point and is often referred to as "malfunction junction". These were some of the major concerns that form the basis for the denial of the previous request to increase the maximum number of dwelling units allowed within the development.

This proposed amendment would result in no increase in the number of dwelling units beyond the number approved as part of the original Planned Residential Development. This request will result in a different configuration than what had originally been approved, but should not add additional impacts beyond what was anticipated in the original approval. The City has recently formalized the requirement for a second access for a development with more than 40 dwelling units. However, there was an exception in that amendment that allowed developments that had been previously approved with a density of greater than 40 dwellings to be completed without a second access. Since this request is within the approved density of

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the Planned Residential Development, Staff supports approval of the Major Amendment without requiring a second access.