

STAFF REPORT

January 25, 2001

**PRD #00PD058 - Initial and Final Planned Residential
Development**

ITEM 6

GENERAL INFORMATION:

PETITIONER	Dream Design for Stoney Creek Inc.
REQUEST	PRD #00PD058 - Initial and Final Planned Residential Development
LEGAL DESCRIPTION	A parcel of land located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the NE Corner of the intersection of Sheridan Lake Road and Catron Boulevard Right-of-ways, thence N00°03'41"W, 558.15 feet to the True Point of Beginning; thence N00°03'41"W along said right of way line 362.92 feet; thence departing said right of way line, N89°21'15"E, 13.92 feet to a point lying on the southerly boundary line of Autumn Hills Subdivision; thence along said southerly boundary line the following three courses: thence N89°20'21"E, 60.09 feet; thence N89°21'08"E, 64.99 feet; thence N89°19'52"E, 84.47 feet; thence departing said southerly line, S11°18'01"E, 244.96 feet; thence S65°11'42"W along the northerly line of Lot 1 of Autumn Hills Plaza Subdivision, 298.61 feet to the True Point of Beginning, containing 1.747 acres, more or less
PARCEL ACREAGE	Approximately 1.734 Acres
LOCATION	Approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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RECOMMENDATION: Staff recommends that the Initial and Final Planned Residential Development be **approved with the following stipulations:**

Engineering Division Recommendation:

1. **Prior to City Council approval of the Final Residential Development Plan, revisions to the construction plans shall be submitted for review and approval;**

Fire Department Recommendations:

2. **Prior to issuance of a Certificate of Occupancy, all fire codes shall be complied with;**
3. **Prior to issuance of a building permit, signs shall be posted along Autumn Place precluding on-street parking in the cul-de-sac;**

Building Inspection Recommendations:

4. **A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
5. **Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;**

Urban Planning Division Recommendations:

6. **Prior to City Council approval of the Final Residential Development Plan, a revised landscaping plan shall be submitted for review and approval;**
7. **Prior to City Council approval of the Final Residential Development Plan, the specific design and height of the proposed fence shall be submitted for review and approval;**
8. **A minimum 15 foot front yard setback and a minimum 25 foot rear yard setback to the principal structure(s) shall be maintained. In addition, a minimum 18 foot on-site parking apron along the front of the proposed principal structure shall be provided; and,**
9. **The proposed townhome development shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.**

GENERAL COMMENTS: This item was continued at the January 4, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of 1/16/01. New or revised text is shown in bold print. The applicant is requesting approval of an Initial and Final Planned Residential Development request to allow ten townhomes to be located on the subject property. In addition, the applicant has submitted a Preliminary and Final Plat to subdivide the subject property into ten lots. (See companion item #00PL115.) The applicant has also submitted a Subdivision Regulations Variance request to waive the requirement for curb and gutter and to allow thickened edge sidewalk on one side of the street. (See companion item 00SV028.)

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On November 6, 2000, the City Council approved a Rezoning Request to rezone a portion of the subject property from General Commercial District to Low Density Residential District with a Planned Development Designation. The Planned Development Designation requires that an Initial and Final Planned Residential Development request be approved prior to the issuance of a building permit.

The property is located approximately 1,050 feet north of the intersection of Sheridan Lake Road and Catron Boulevard on the east side of Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW: During the review of the Initial and Final Planned Residential Development, staff identified a number of concerns that must be addressed in order for the project to go forward.

Drainage: During the review of the Planned Development Designation, staff indicated that a complete drainage plan must be submitted identifying on-site drainage and drainage from the major channels located east and south of the subject property. To date, this information has not been submitted. Prior to the project going forward, the Engineering Division has indicated that a complete drainage plan must be submitted for review and approval. **The applicant has submitted a drainage plan as requested. The Engineering Division has indicated that minor revisions to the construction plans are needed, however, the overall concept of the plan(s) function sufficiently to allow the project to go forward. Staff is recommending that the revisions to the construction plans be submitted for review and approval prior to City Council approval of the Final Planned Residential Development.**

Fire Department Concerns: The Fire Department has indicated that no on-street parking is allowed in the cul-de-sac to insure Fire Department access to the subject property. Staff is recommending that signs be posted in the cul-de-sac to preclude on-street parking. In addition, staff is recommending that a note be placed on the plat stating that on-street parking is precluded within the cul-de-sac as a condition of the Preliminary and Final Plat. **Staff is recommending that the "No Parking" signs be posted as requested prior to issuance of a building permit.**

Setbacks: The applicant's site plan identifies that several of the proposed townhomes will encroach into the minimum 25 foot front yard setback. However, a minimum 18 foot parking apron is being provided in the front yard of each lot, directly in front of the attached garage. A reduced front yard setback has been supported in similar development scenarios when a minimum 18 foot on-site parking apron is provided and a minimum 15 foot setback to the proposed structure(s) is provided.

The applicant's site plan also identifies that the townhomes located on Lots 3A and 3B will encroach into the required 25 foot rear yard setback by five feet and 6 feet, eleven inches,

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respectively. Sheridan Lake Road abuts the rear lot line along this portion of the subject property. Sheridan Lake Road is classified as a Principal Arterial Road on the Major Street Plan. As such, staff can not support the proposed reduction in the rear yard setback. In order to minimize any lighting or noise impacts created by Sheridan Lake Road and to protect the privacy and safety of the future townhome occupants, staff recommends that a minimum 25 foot rear yard setback be maintained. It appears that the proposed townhomes could be reduced in size or an alternate townhome design could be used in order to maintain the minimum 25 foot rear yard setback. **Staff is recommending that a minimum 15 foot front yard setback and a minimum 25 foot rear yard setback to the principal structure(s) be maintained. In addition, a minimum 18 foot on-site parking apron along the front yard of each proposed lot must be provided.**

Screening/Landscaping: The applicant's site plan identifies a screening fence located along Sheridan Lake Road. The specific design and height of the proposed screening fence has not been identified. In addition, the site plan identifies what appear to be trees located along the west and south lot lines of the subject property. A complete landscaping plan is needed in order to determine if additional landscaping and/or if the design and height of the fence is sufficient to serve as a buffer between the subject property and the surrounding properties. Currently, various fence heights and designs exist along Sheridan Lake Road within this area. The diversified designs and heights of the fence(s) create a negative visual impact along Sheridan Lake Road. As such, staff is recommending that landscaping be provided along the exterior of the proposed fence adjacent to Sheridan Lake Road in order to lessen the visual impact to the traveling public and to the adjacent properties. **Prior to City Council approval, staff is recommending that a complete landscaping plan and the specific design and height of the proposed fence be submitted for review and approval.**

Signage and Lighting: To date, a sign and lighting package has not been submitted for review and approval. Staff is recommending that prior to City Council approval, a complete sign package including the location, height and size, and setback dimensions of any and all proposed signs to be located within the planned development. In addition, information on the proposed building materials and location of lights must be submitted for review and approval. **The applicant has indicated that other than typical City street lights, no additional lighting is being proposed. In addition, no signage other than the street sign(s) is being proposed.**

Design Features: To date, the proposed maximum building height for all structures within the planned development has not been submitted. Staff is recommending that prior to City Council approval, building elevations be submitted for review and approval. **The applicant has submitted building elevations identifying that the proposed townhomes will be two story structures with an attached garage and a deck along the front of each townhome. The proposed building design is consistent with existing residential development within the area.**

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Staff believes that the proposed Initial and Final Planned Residential Development complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.