

# STAFF REPORT

March 8, 2001

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## **No. 01PD004 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 35**

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### GENERAL INFORMATION:

PETITIONER	Ferber Engineering Company for Richard O. Stahl
REQUEST	<b>No. 01PD004 - Planned Residential Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	Lots 1-6 of Stahl Victorian Addition, formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 Acres
LOCATION	At the southwest corner of the intersection of West Street and South Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	Public water and sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial Development Plan be approved with the following stipulations:

#### Engineering Division Recommendations:

1. All stipulations of Layout Plat 01PL010 shall be met;

#### Transportation Planning Division Recommendations:

2. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a pedestrian/bicycle path design for the vacated South Street to provide access to Dinosaur Park;

#### Urban Planning Division Recommendations:

3. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide detailed building footprints and elevations for review;
4. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed landscaping plan for each lot including the proposed parking

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- lot for review and approval;
5. That all provisions of the Parking Ordinance shall be met except the following: Parking may be designed to allowed vehicles to back into the Stahl Court right-of-way;
  6. That the parking lot proposed on Lot 3 be relocated north toward the north property line of Lot 3;
  7. That a minimum of ten feet shall be provided between the south property line of Lot 3 and the parking lot;
  8. All permitted uses allowed in the High Density Residential Zoning District shall be allowed in the Planned Residential Development;
  9. All uses allowed as a Use On Review in the High Density Residential Zoning District may be allowed only upon approval of Major Amendment to the Planned Residential Development; however, the parking lot as identified in the Initial Development Plan shall be allowed;
  10. All building height, setback and area requirements shall comply with the requirements of the High Density Residential Zoning District; however, a reduce setback may be allowed when the applicant provides detail building plans and elevations at the time of Final Development Plan;
  12. Prior to Final Plat approval, a Final Development Plan for the Planned Residential Development shall be submitted and approved by the City Council ; and,

Air Quality Division Recommendations:

13. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit.

GENERAL COMMENTS: The applicant is proposing to develop a Planned Residential Development (01PD004) south of Hill Street and west of 12th Street. The Planned Residential Development identifies three, four unit multi-family dwelling units and two, duplex units. The Planned Residential Development also identifies additional parking for the Victorian Assisted Living Facility. The applicant is proposing to replat five existing lots and a portion of the South Street right-of-way into six lots (01PL010).

STAFF REVIEW: Staff has reviewed the Planned Residential Development and has noted the following consideration:

Setbacks - The applicant is proposing to provide a sixteen foot front yard setback for the proposed structures both along Hill Street and the proposed Stahl Court. A minimum twenty-five foot front yard setback is required in the High Density Residential Zoning District. Staff has supported reductions in front yard setbacks to fifteen feet in other Planned Residential Developments for single family residences and duplex. Staff may support a reduce setback for four-plex but It will depend on the scale and mass of the proposed buildings. Staff is requesting that detail building plans and elevation be provided as part of the Final Development Plan. This information will help to determine if a reduce setback is appropriate. Staff recommends that a fifteen foot front yard setback be allowed.

Parking - The applicant has proposed two parking lots designed in a manner that allows

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vehicles to back into the Stahl Court right-of-way. As identified in the associated Layout Plat, staff is recommending that Stahl Drive be a private street. One of the reasons for retaining this as a private street is the design of the proposed parking. The applicant is also proposing to locate a parking lot on proposed Lot 3 for the Victorian Assisted Living Facility. The emergency turnaround designed incorporated a portion of the parking lot for Victorian Assisted Living Facility. Parking lots are a Use On Review in the High Density Residential Zoning District if they are serving a contiguous use as proposed here. Staff is recommending that parking lot be located to the north side of proposed Lot 3. Moving the parking lot to the north would facilitate pedestrian and bicycle access through the property and eliminate traffic crossing the parking lot. The access would also allow for a future path system to be incorporated in this area providing access Dinosaur Park from the West Boulevard neighborhood area.

Staff has received five phone calls regarding the Planned Residential Development request. One person was opposed to the project and had indicated that traffic and drainage were the reason for the opposition. The other callers also expressed concerns regarding drainage, traffic, and the stability of the soils in this area. The callers expressed that these concerns need to be address as part of any development of this property.