

STAFF REPORT

May 10, 2001

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**No. 01PD019 - Planned Residential Development - Initial and Final ITEM 21  
Development Plan**

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GENERAL INFORMATION:

PETITIONER	Thurston Design Group for Children's Home Society
REQUEST	<b>No. 01PD019 - Planned Residential Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	The west 340 feet of the unplatted portion of the S1/2 of the NW1/4 of the SW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.79 Acres
LOCATION	Approximately 1000 feet north of Jolly Lane Road off of Race Track Road
EXISTING ZONING	Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	General Commercial District (City)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Development Plan, revisions to the Jolly Lane road construction plans shall be submitted for review and approval;
2. Prior to City Council approval of the Final Development Plan, revisions to the drainage plan shall be submitted for review and approval;
3. Prior to City Council approval of the Final Development Plan and/or approval of a Footings and Foundation Permit, a drainage easement shall be obtained to allow for the construction of a drainage channel along Jolly Lane;
4. Prior to City Council approval of the Final Development Plan, the erosion and sediment control plan shall be expanded identifying the proposed on-site detention pond as a temporary sediment pond;

Pennington County Highway Department Recommendation:

5. The proposed on-site detention pond shall remain in place until downstream drainage improvements per the Race Track Drainage Basin Design Plan have been completed

# STAFF REPORT

May 10, 2001

---

## No. 01PD019 - Planned Residential Development - Initial and Final ITEM 21 Development Plan

---

and written approval has been granted by the Pennington County Highway Department;

### Fire Department Recommendations:

6. Prior to City Council approval of the Final Development Plan, the site plan shall be revised to show an on-site fire hydrant as determined by the Fire Department;
7. Prior to City Council approval of the Final Development Plan, the site plan shall be revised to provide a minimum 20 foot wide turnaround at the end of the proposed driveway;
8. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;

### Air Quality Recommendation:

9. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;

### Building Inspection Division Recommendations:

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

### Rapid Valley Sanitary District Recommendation:

12. Prior to issuance of a building permit, a pre-construction meeting shall be held with the Rapid Valley Sanitary District;

### Urban Planning Division Recommendations:

13. The Planned Residential Development shall allow the construction of an emergency foster home on the property. A maximum of twelve children shall be allowed at the emergency foster home at any one time. Any change in use or additional use, including a caretaker's residence, shall require a Major Amendment to the Planned Residential Development;
14. All exterior lighting shall be designed so as not to shine on the adjacent properties;
15. The proposed structure shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
16. All provisions of the Low Density Residential Zoning District shall be met unless otherwise specifically authorized;
17. All provisions of the Landscaping Regulations shall be continually met;
18. The site plan shall comply with all provisions of the Off-Street Parking Ordinance including the disabled parking requirements; and,
19. The Final Residential Development Plan approval shall expire if the use is not undertaken and completed within two years of the date of approval by City Council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Residential Development Plan to allow an emergency foster home to be located on the above legally described property. The applicant has indicated that the emergency foster home will provide a safe, temporary residence for children who are removed from the

## STAFF REPORT

May 10, 2001

---

### No. 01PD019 - Planned Residential Development - Initial and Final ITEM 21 Development Plan

---

custody of a parent, guardian or custodian because of allegations of child abuse and neglect. The applicant has indicated that the emergency foster home will initially be licensed for a maximum of six (6) children and will eventually expand to accommodate twelve (12) children. The children will range in age from birth to 19 years. The applicant has indicated that, on average, four children will be at the home each day and that the average length of stay is projected to be four days. Under special circumstances a child may remain up to 30 days.

The property has recently been annexed into the City limits of Rapid City and rezoned from No Use District to Low Density Residential District with a Planned Development Designation. The applicant has also submitted Preliminary and Final Plat #00PL127 to subdivide the subject property creating a 2.79 acre lot and leaving a 25.759 acre non-transferable parcel until such time as it is also platted. The applicant has indicated that the emergency foster home will be located on the 2.79 acre lot. The Preliminary and Final Plat has been continued to the May 7, 2001 City Council meeting to allow the applicant to complete drainage design plans for the construction of a detention pond to be located directly east of the subject property.

The property is located directly east of the northern most terminus of Jolly Lane and is currently void of any structural development.

STAFF REVIEW: Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Drainage: As previously indicated, the associated Preliminary and Final Plat has been continued to the May 7, 2001 City Council meeting to allow the applicant to address drainage concerns relative to the subject property. The Engineering Division, as well as the Pennington County Drainage Engineer, are concerned with the development of the property prior to the construction of drainage improvements due to the lack of existing facilities to convey storm water within this area. As a part of the Preliminary and Final Plat review, the applicant has indicated that a detention cell will be constructed directly east of the subject property. In addition, a drainage channel will extend from the detention cell, across the southern portion of the subject property, and along the west side of Jolly Lane. The applicant has indicated that the detention cell will not be completed prior to constructing the proposed foster home. The applicant has indicated that in order to accommodate additional flows generated by the proposed foster home, an on-site detention facility will be constructed on the subject property until the adjacent detention pond is complete. The Engineering Division has indicated that prior to any development on the subject property, the design of the adjacent detention facility must be complete to insure that the proposed location of the foster home will not interfere with the location of the drainage channel to be extended across the subject property from the pond to Jolly Lane. In addition, an easement along Jolly Lane must be obtained from a separate property owner to insure that the drainage channel can be extended to intercept with drainage improvements along S. D. Highway 44. Staff is recommending that prior to City Council approval of the Final Development Plan and/or approval of a Footings and Foundation Permit, the revised drainage plan must be submitted for review and approval and the drainage easement must

## STAFF REPORT

May 10, 2001

---

### No. 01PD019 - Planned Residential Development - Initial and Final ITEM 21 Development Plan

---

be obtained as identified. This is necessary to insure that the proposed drainage plan is feasible and can be constructed in a reasonable time frame.

Jolly Lane: The Engineering Division has indicated that the road construction plans submitted in conjunction with the Preliminary and Final Plat must coordinate with the location and design of Jolly Lane as shown on the applicant's site plan for the foster home. Staff is recommending that prior to City Council approval of the Final Development Plan, the road construction plans be coordinated as identified.

Fire Department: The Fire Department has indicated that the site plan must be revised to show an on-site fire hydrant. In addition, the site plan must be revised to provide a minimum 20 foot wide turnaround at the end of the proposed driveway to insure safe access for emergency vehicles on the property. Staff is recommending that the applicant work with the Fire Department to address these issues prior to City Council approval of the Final Development Plan.

Design Features: The applicant has indicated that the proposed emergency foster home will be a 4,072 square foot structure with an attached garage and will measure approximately 19 foot 11 inches in height. An approximate 1,400 square foot fenced play area is being provided along the west side of the structure. The applicant has also indicated that the foster home will be residential in character with a pitched roof. The exterior color design of the structure will include a light taupe siding with darker trim, white clad windows and medium brown tinted shingles. The design of the structure is similar to the existing residential development within the area. Staff is recommending that all provisions of the Low Density Residential Zoning District be met unless otherwise authorized.

Landscaping/Sign Plan: The applicant has submitted a landscaping plan identifying several large trees surrounding the proposed building and adjacent to the proposed parking lot. The proposed landscaping plan exceeds the minimum requirements established by the Landscape Regulations. In addition, the applicant has indicated that no signs will be located on the property. As such, a sign package is not necessary.

Lighting Plan: The applicant has indicated that a pole light is proposed to be located in the emergency turnaround island. In addition, building mounted security perimeter lighting is proposed on the exterior of the building. Staff is recommending that the lights be designed to prevent shining on the adjacent properties.

Parking: The applicant has indicated that a maximum of three full time employees will live at the children's home. As such, a minimum of three parking spaces are required in order to provide sufficient parking for the employees. The applicant's site plan identifies that seven off-street parking spaces are being provided. One of the spaces must be van handicap accessible. Staff is recommending that all provisions of the Off-Street Parking Ordinance including the disabled parking requirements be met.

Master Plan: The applicant has submitted a Master Plan identifying the future construction of a caretaker's residence and an administrative office in the southern portion of the property.

## STAFF REPORT

May 10, 2001

---

### **No. 01PD019 - Planned Residential Development - Initial and Final ITEM 21 Development Plan**

---

The applicant has indicated that the caretaker's residence and the office building will not be constructed until downstream drainage improvements per the Race Track Drainage Basin Design Plan are complete and the on-site drainage facility has been removed from the property. The proposed administrative office is not a permitted use in the Low Density Residential District and, therefore, is not allowed on the property. The caretaker's residence is allowed as an accessory use to the foster home. Staff is recommending that a Major Amendment to the Planned Residential Development be obtained prior to any additional use other than the proposed foster home on the subject property in order to review the drainage concerns relative to the property.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 10, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.