

STAFF REPORT

May 24, 2001

No. 01PD020 - Initial Planned Residential Development

ITEM 33

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for W.E.B. Partners
REQUEST	No. 01PD020 - Initial Planned Residential Development
LEGAL DESCRIPTION	From a point at the NW1/4 of the SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, travel 588.52 feet at a bearing N 0° 21' 0" East, then travel 11.02 feet at a bearing S 89° 59' 18" East, then travel 32.48 feet at a bearing S 82° 24' 9" East, then travel 23.11 feet at a bearing S 70° 5' 34" East, then travel 21.54 feet at a bearing S 59° 50' 58" East, then travel 26.96 feet at a bearing S 64° 38' 23" East, then travel 13.20 feet at a bearing S 8° 51' 5" East, then travel 25.36 feet at a bearing N 83° 54' 54" East, then travel 239.65 feet at a bearing N 10° 42' 7" West, then travel 259.99 feet at a bearing N 0° 21' 0" East, then travel 106.97 feet at a bearing N 34° 54' 43" East, then travel 101.59 feet at a bearing N 49° 16' 21" East, then travel 240.39 feet at a bearing East, then travel 356.39 feet at a bearing S 37° 33' 40" East, then travel 342.41 feet at a bearing East, then travel 692.59 feet at a bearing South, then travel 504.33 feet at a bearing S 62° 30' 29" West, then travel 597.31 feet at a bearing N 89° 39' 0" West to the point of start, all located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	23.05
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District/Low Density Residential District
South:	General Agriculture District
East:	Park Forest District
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

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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 water and sewer master plan for the alignment of these infrastructure improvements for review and approval;

Fire Department Recommendations:

6. Prior to Final Development Plan or Preliminary Plat approval, the applicant shall provide the proposed layout of all water lines, water flows and hydrant locations for review and approval. Minimum fire flow shall be 1,000 gpm at 20 psi;
7. The maximum length of the cul-de-sac shall be 1,200 feet as specified in the Street Design Criteria Manual;
8. Prior to issuance of a building permit for a particular lot, the property owner shall submit the proposed driveway grade for review and approval of the Engineering Division and Fire Department. If the proposed driveway grade exceeds 15% for any lot a sprinkler system shall be installed in the dwelling unit. Plans for the sprinkler system shall be submitted for review and approval by the Fire Department;
9. On any lot with a driveway over 150 feet in length, a residential style turnaround shall be required;
10. Prior to Final Development Plan approval by the Planning Commission, the applicant shall submit a wild land fuel management plan for review and approval;

Emergency Service Communication Center:

11. Prior to Final Plat approval, the applicant shall provide an alternate name for Evans Court.

Urban Planning Division Recommendations:

12. Prior to Final Development Plan approval, the applicant shall provide documentation on proposed use requirements, area requirements, and height requirements;
13. Prior to Final Development Plan approval, the applicant shall provide the locations of any proposed subdivision signs;

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14. Prior to Final Development Plan approval, the applicant shall provide building envelopes for each lot. The applicant shall provide a preliminary geotechnical evaluation prepared by a geotechnical engineer for the entire development. The preliminary geotechnical evaluation shall identify those lots that need a detailed geotechnical evaluation prior to issuance of an building or grading permit; and,
15. Prior to Final Development Plan approval, a phasing plan shall be submitted.

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

Drainage – 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 Meade-Hawthorn Drainage Basin Design Plan to insure 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 storm water drainage 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 the local street from the Skyline Pines Development to connect to Sandstone Lane to serve the proposed development. The applicant will need to provide detailed information on how this street will be constructed including geotechnical information for the construction of this street as well as the driveway accesses off the street. Due to the additional traffic that will occur on Sandstone Lane, the existing street section may need to be upgraded to handle the additional traffic.

Residential Development – Staff is requesting that with the Final Development Plan the applicant submit any proposed variation to the established zoning requirements including area, setbacks, and height requirements. The applicant has requested that a three foot exception to the height be allowed. Staff has serious concerns with allowing any structures that exceed the height of the ridge and the tree line. The applicant must provide elevations of the proposed structures and cross sections to identify that the proposed residences will not exceed the ridgeline. This will allow the Planning Commission and City Council to

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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 Low-Density Residential zoning regulations be applied to the development.

Driveways - The Fire Department is concerned with some of the proposed potential driveways. Some of the driveways may exceed the current City's maximum allowable driveway grade of 15%. Staff is recommending that the final proposed driveway grade be submitted for approval prior to issuance of any building permits. If the proposed driveway grade exceeds 15% then the property owner will be required to install a residential sprinkler system inside the home. Also, a number of the driveways may exceed 150 feet in length. The Fire Department is recommending that if a driveway exceeds 150 feet in length, a residential style turn around shall be installed.

Water – In the initial conversation with the applicant, they had proposed to extend the US Highway 16 water service north to service this development. Staff had initially concurred with this extension; however following further review, Staff noted several serious concerns with this extension. This service zone is served by the elevated water tower located on the east side of US Highway 16. Already a portion of the Skyline Pines development is being served by this system that was not part of the original service zone. Expanding the service zone could jeopardize the overall service to this zone by over extending the capacity of the water tower system. The applicant will need to extend the Terracita High Pressure system to serve the lower portion of the property as well as to serve this area. The applicant has been working with the neighboring property owner and the City on financing this extension.