

STAFF REPORT

August 23, 2001

No. 01PD045 - Planned Residential Development - Initial and Final Development Plan

ITEM 34

GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. |
| REQUEST | No. 01PD045 - Planned Residential Development - Initial and Final Development Plan |
| LEGAL DESCRIPTION | SE1/4 SE1/4 Section 13, T2N, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 40.25 Acres |
| LOCATION | At the northwest corner of the intersection of Country Road and Nike Road |
| EXISTING ZONING | General Agriculture District (County) |
| SURROUNDING ZONING | |
| North: | General Agriculture District (County) |
| South: | Medium Density Residential District (City) |
| East: | General Agriculture District (County) |
| West: | General Agriculture District (County) |
| PUBLIC UTILITIES | City Water and Sewer to be extended |
| REPORT BY | Blaise Emerson |

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

Engineering Division Recommendations:

1. All stipulation of Preliminary Plat 01PL076 shall be met;

Fire Department Recommendations:

2. Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply shall be provided and all fire hydrants shall be installed;
3. All driveways shall not exceed a 12% grade. Prior to issuance of a building permit, a site plan shall be provided identifying the location and grade of the driveway;

Transportation Planning Division Recommendations:

4. All driveways shall meet the minimum standards of the Street Design Criteria Manual unless otherwise authorized;

STAFF REPORT

August 23, 2001

No. 01PD045 - Planned Residential Development - Initial and Final Development Plan **ITEM 34**

Air Quality Division Recommendation:

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

Urban Planning Division Recommendations:

6. Prior to City Council approval of the Final Development Plan, a landscaping plan shall be submitted for review and approval. In particular, a landscaping buffer including berms, shrubs and trees shall be provided along the north side of Country Road and a landscape plan for the sanitary lift station;
7. All provisions of the Low Density Residential Zoning District shall be met unless otherwise authorized;
8. Any use listed in Section 17.10.030 shall require a Major Amendment to the Planned Residential Development;
9. A minimum of two off-street parking spaces shall be provided for each residence;
10. Prior to Planning Commission approval of the Final Development Plan, a sign and lighting package shall be submitted for review and approval. The sign package shall include the location, height and size, and setback dimensions of any and all proposed signs to be located within the development other than regulatory signs. The lighting package shall include the location, height and size, and setback dimensions of any and all proposed lights to be located within the development other than mandatory street lights unless the proposed street lights do not meet the standard specifications of the City of Rapid City;
11. Tract A, Block 2 shall be allowed as a utility lot for the sanitary sewer lift station; and,
12. Outlot A, Block 6; Outlot B, Block 4; and Outlot C, Block 2 shall be designated as drainage lots.

GENERAL COMMENTS: The applicant is requesting a Planned Residential Development as part of the proposed Northbrook Development. The property is located directly to the east of the Mallridge Subdivision at the northwest quadrant of the intersection of Country Road and Nike Road. The applicant is proposing a 106 lot residential subdivision. An associated annexation request and a rezoning request have also been submitted for the subject property.

STAFF REVIEW: During the review of the Initial and Final Planned Residential Development, staff identified the following issues:

Fire Department Concerns: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an

STAFF REPORT

August 23, 2001

No. 01PD045 - Planned Residential Development - Initial and Final Development Plan **ITEM 34**

approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". Staff is recommending that all provisions of the Uniform Fire Code be met. The Fire Department is also very concerned with driveway grades. They have indicated that the fifteen percent (15%) grades for driveways allowed pursuant to the Street Design Criteria Manual can cause serious access problems for emergency vehicles and equipment. The Fire Department is requesting that a maximum of a twelve percent (12%) grade be allowed as a stipulation of the Planned Residential Development. A twelve percent (12%) grade is the maximum grade allowed for a local street.

Landscaping Plan: To date, a landscaping plan has not been submitted. Staff is recommending that a complete landscaping plan be submitted for review and approval prior to City Council approval of the Final Development Plan. The Subdivision Regulation requires that a screening planting be provided along the arterial street when there are double frontage lots. Staff is recommending that a landscaping buffer including berms, shrubs and trees be provided along the north side of Country Drive. Also, a sanitary lift station is located in the northwest corner of the property. Staff is requesting that a landscape plan be provided for the lift station. With the residential development being infilled around the lift station, additional buffering is needed for the lift station. A complete site plan for the lift station needs to be provide identifying the access, the location of underground utilities including all piping and a landscaping plan.

Sign Package: To date, a sign and lighting package has not been submitted for review and approval. Staff is recommending that prior to City Council approval of the Final Development Plan, 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. Information on regulatory signs or street lights do not need to be included as these items are part of the engineering construction plans.

Design Features: To date, the proposed maximum building height for all structures within the planned development has not been submitted. The applicant has indicated that the proposed structures will not exceed two and one-half stories or thirty five feet in height as required in the Low Density Residential District. Staff is recommending that all provisions of the Low Density Residential Zoning District be met unless otherwise authorized.