

## STAFF REPORT

January 10, 2002

---

### **No. 01PD063 - Initial and Final Development Plan - Planned Residential Development**      **ITEM 21**

---

#### GENERAL INFORMATION:

PETITIONER	Lyle Henricksen
REQUEST	<b>No. 01PD063 - Initial and Final Development Plan - Planned Residential Development</b>
EXISTING LEGAL DESCRIPTION	Tract A and Tract B, Fountain View Subdivision, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.27 acres
LOCATION	Harmony Heights Lane
EXISTING ZONING	Medium Density Residential District (PDD)
SURROUNDING ZONING	
North:	Medium Density Residential District/General Agriculture District
South:	Public District
East:	General Agriculture District
West:	Medium Density Residential District/General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/11/2001
REPORT BY	Vicki L. Fisher

#### RECOMMENDATION:

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

#### Engineering Division Recommendations:

1. Prior to approval of the Final Development Plan by City Council, calculations and documentation demonstrating that the volume and capacity of all storm water management elements comply with the development's drainage plan shall be submitted for review and approval;
2. Prior to the approval of the Final Development Plan by the City Council, construction plans for the extension of sanitary sewer, drainage improvements and road improvements for that portion of Harmony Heights Lane that abuts the subject property shall be submitted for review and approval;

## STAFF REPORT

January 10, 2002

---

### **No. 01PD063 - Initial and Final Development Plan - Planned Residential Development** **ITEM 21**

---

3. Prior to the issuance of a building permit, utility plans for the extension of the private water and sanitary sewer system to serve Phase 2 shall be submitted for review and approval;

#### Fire Department Recommendations:

4. All Uniform Fire Codes must be continually met;
5. Prior to issuance of a Certificate of Occupancy, the central fire alarm system(s) must be installed and operational;
6. Prior to issuance of a building permit, fire hydrants shall be in place and operational;
7. Prior to issuance of a building permit, all weather access road(s) shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;

#### Air Quality Division Recommendation:

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

#### Building Inspection Division Recommendation:

9. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

#### Urban Planning Division Recommendations:

10. The proposed structures shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
11. All provisions of the Medium Density Residential District shall be met unless otherwise authorized;
12. A minimum of 109,800 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
13. A minimum of 77 parking spaces shall be provided with four handicap accessible spaces. One of the Handicap spaces shall be "van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
14. Prior to issuance of a Certificate of Occupancy, a second access road shall be constructed or a maximum of forty dwelling units shall be allowed to be occupied; and,
15. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the 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 three 17 unit apartment buildings to be constructed on the subject property. In addition, six garage units are proposed as accessory structures to the apartment buildings. The applicant's site plan identifies the proposed development as Phase Two of "Harmony Heights Apartments". The applicant has recently obtained a grading permit for the property

## STAFF REPORT

January 10, 2002

---

### **No. 01PD063 - Initial and Final Development Plan - Planned Residential Development      ITEM 21**

---

and has identified the dirt work as Phase One. The applicant's site plan identifies the construction of a 4,000 square foot community center located directly northeast of the subject property as Phase Three. Phase Four through Phase Six identifies twelve additional 17 unit apartment buildings for a total of 255 units. The property is located at the eastern terminus of Harmony Heights Lane and is currently void of any structural development.

On April 6, 2000, a Planned Development Designation was approved for a portion of the subject property. On December 12, 2000 a Major Amendment to the Planned Development Designation was approved to change the boundaries of the development to include all of the subject property. Prior to issuance of a building permit, an Initial and Final Development Plan must be approved.

**STAFF REVIEW:** During the review of the Initial and Final Development, staff identified the following considerations:

**Design Features:** The applicant has indicated that the proposed apartment buildings will be constructed with a combination of wood, brick, drivet and simulated siding. In addition, the apartment buildings will be three story structures with a pitched roof. The accessory garages will be one story structures with a pitched roof and constructed of the same material as the proposed apartment building(s). Staff is recommending that the buildings conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

**Lighting and signage:** The applicant has indicated that other than lighting within the parking lot and at the entrances to the buildings, no other lighting is being proposed. In addition, no signage is proposed as a part of this phase of the development.

**Parking:** The proposed use requires that a minimum of 77 parking spaces be provided. The applicant's site plan identifies 111 parking spaces. The Parking Regulations require that a minimum of five parking spaces be handicap accessible with one of the handicap accessible spaces being "van" accessible. Currently, no handicap parking spaces are being provided in Phase Two of the development. Prior to City Council approval, the site plan must be revised to provide the handicap parking spaces as identified.

**Access:** The applicant's site plan identifies a private driveway extending off Harmony Heights Lane serving as exclusive access to the proposed 51 unit apartment complex. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". As previously indicated, a community center is proposed as a part of Phase Three of the development. In addition, the private drive located in Phase Two will be extended to connect back with Harmony Heights Lane creating a second point of access to the development. Staff is recommending that prior to issuance of a Certificate of Occupancy for more than forty dwelling units, a second access road shall be constructed.

## STAFF REPORT

January 10, 2002

---

### **No. 01PD063 - Initial and Final Development Plan - Planned Residential Development** **ITEM 21**

---

Site Improvements: The Engineering Division has indicated that, prior to approval of the Final Development Plan, calculations and documentation demonstrating that the volume and capacity of all storm water management elements comply with the development's drainage plan be submitted for review and approval. In addition, the construction plans for the extension of sanitary sewer, drainage improvements and road improvements for that portion of Harmony Heights Lane that abuts the subject property must be submitted for review and approval. The Engineering Division has also indicated that prior to issuance of a building permit, utility plans for the extension of the private water and sanitary sewer system to serve Phase Two must be submitted for review and approval. Upon review of the remaining phases of the development, the Engineering Division will review subsequent utility plans for the extension of the private water and sanitary sewer system for the balance of the property.

Uniform Fire Codes: 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 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". The Fire Department has also indicated that, prior to issuance of a building permit, all weather access road(s) must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. Staff is recommending that the Uniform Fire Code be continually met.

As previously indicated, a community center is proposed as a part of Phase Three of the development. The applicant has indicated that the central fire alarm systems for each of the apartment buildings will be located within the community center. The applicant has indicated that an Initial and Final Development Plan will be submitted for review and approval to allow the community center as identified prior to completing construction of the three apartment buildings identified in this phase of development. The Fire Department has indicated that prior to issuance of a Certificate of Occupancy, the central fire alarm systems must be installed and operational.

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 January 10, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.