

STAFF REPORT

November 9, 2000

PRD #00PD051 - Major Amendment to a Planned Residential Development to allow an eight unit condominium complex

ITEM 20

GENERAL INFORMATION:

PETITIONER	Sun-Rise Construction for Kenneth L. Kirkeby and Patrick R. Hall
REQUEST	PRD #00PD051 - Major Amendment to a Planned Residential Development to allow an eight unit condominium complex
LEGAL DESCRIPTION	Lot 12 of Block 3 of Tract BR of Mountain Springs Subdivision, Seciton 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .923 Acres
LOCATION	At the east side and at the dead end of City Springs Road in Kirkwood Meadows
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (PRD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to allow an eight unit condominium complex be continued to the November 22, Planning Commission meeting.

GENERAL COMMENTS: The applicant is requesting to amend the Mountain Springs Planned Residential Development to allow an eight unit condominium complex. The proposed condominium complex will be located north of the Kirkwood Apartments on City Springs Road. The Mountain Springs Planned Residential Development was approved in 1985 and included a mix of multi-family residential, townhouse, and single family detached residential dwelling units. The location of the proposed eight unit condominium complex was not identified in the Planned Residential Development and thus requires a Major Amendment to the Planned Residential Development.

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STAFF REVIEW: Staff has reviewed the Major Amendment to the Planned Residential Development and has noted the following considerations:

Density - The initial Mountain Springs Planned Residential Development that was submitted for the development in 1984 proposed to allow 110 townhomes and 48 multi-family dwelling units for a total of 158 units. However due to concerns from Staff and the neighborhood residents, the Final Development Plan was modified to allow 90 townhouses and 48 multi-family dwelling units.

As the Mountain Springs Planned Residential Development also known as Kirkwood Meadows has developed, the approved Planned Residential Development has been amended. In some of the areas where 4-plex and 6-plex townhouses were approved, amendments allowed twin townhouse units to be constructed. With the completion of all approved development within the Planned Residential Development, a total of 127 dwelling units including 79 townhouse and 48 multi-family dwellings have been constructed. This is 11 dwelling units less than what was originally approved.

In 1995, a Major Amendment request for the subject property to allow two additional 24 multi-family dwelling units and an associated Medium Density Residential rezoning request was denied. Both the neighborhood residents and Staff expressed concerns with allowing an additional 48 dwelling units due to infrastructure constraints particularly as it relates to the number of dwelling units accessing City Springs Road.

All of the 127 dwelling units in the Mountain Springs Planned Residential Development access City Springs Road without a second street access. A second access route is not provided until the intersection of Galena Drive and City Springs Road which is located south of the development. Further, the intersection of City Springs Road and South Canyon Drive is a very poor intersection. This intersection has five streets intersecting at one point and is often referred to as malfunction junction. These were some of the major concerns that form the basis for the denial of the previous request.

This proposed amendment would result in no increase in the number of dwelling units beyond the number approved as part of the original Planned Residential Development. This request will result in a different configuration than what had originally been approved, but should not add additional impacts beyond what was anticipated in the original approval. The City has recently formalized the requirement for a second access for a development with more than 40 dwelling units. However, there was an exception in that amendment that allowed developments that had been previously approved with a density of greater than 40 dwellings to be completed without a second access. Since this request is within the approved density of the Planned Residential Development, Staff supports approval of the Major Amendment without requiring a second access.

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Engineering Plans - The applicant did not submit any detailed engineering plans with this request. Engineering Staff is requesting that detailed grading and drainage plans be submitted for review and approval. Also, the location of all utility lines including water and sewer mains and service lines and the location of all fire hydrants need to be submitted. Staff can not recommend approval of this request until this information has been submitted for review and approval.