

STAFF REPORT

November 9, 2000

PRD #00PD054 - Major Amendment to a Planned Residential Development to reduce the side yard setback from 30 feet to 15 feet

ITEM 19

GENERAL INFORMATION:

PETITIONER	Ennis and Associates for Mike Tennyson, Pat Hall and Ken Kirkeby
REQUEST	PRD #00PD054 - Major Amendment to a Planned Residential Development to reduce the side yard setback from 30 feet to 15 feet
LEGAL DESCRIPTION	Lot 5 of Sandstone Ridge Subdivision and a portion of Lot 26 R-1 of Fairway Hills P.R.D., located in the Southeast One-Quarter (SE1/4) of the Northwest One-Quarter (NW1/4) of Section Fifteen (15), Township One North (T1N), Range Seven East (R7E), of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, as shown on the plat recorded in Book 23 of Plats on Page 187, more fully described as follows: Beginning at the northwest corner of said Lot 26 R-1, said corner being marked by a rebar with a 1019 cap, Thence, S 87°42'21" E, along the northerly property line of Lot 26 R-1, a distance of 166.92 feet to the northeasterly corner of Lot 26 R-1, said corner being marked by a rebar with a 1019 cap, Thence, S 74°13'13" W, a distance of 162.90 feet to a point on the westerly line of Lot 26 R-1, said corner being marked by a rebar with 2199 cap; Thence, N11°07'57"W, along the westerly line of Lot 26 R-1, a distance of 51.96 feet, to the point of beginning. Said tract of land contains 4,218 square feet more or less
PARCEL ACREAGE	Approximately 2.31 Acres
LOCATION	At the intersection of Sheridan Lake Road and Holiday Lane
EXISTING ZONING	Medium Density Residential District (PRD)
SURROUNDING ZONING	
North:	Medium Density Residential District (PRD)
South:	Medium Density Residential District (PRD)
East:	Medium Density Residential District (PRD)
West:	Park Forest District
PUBLIC UTILITIES	To be extended

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REPORT BY

Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to reduce the side yard setback from 30 feet to 15 feet be continued to the November 22, 2000 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: In 1976, the Fairway Hills Planned Residential Development was approved to allow a combination of single family residential, townhomes, commercial and office park uses on approximately 78 acres located east and southeast of the Arrowhead Golf Course Complex on the east side of Sheridan Lake Road. The subject property is located within the area identified as office park use(s). In 1998, a Major Amendment to the Planned Residential Development was approved to allow a 113 suite retirement residence to be located north of the subject property across Holiday Lane. The Major Amendment also identified a 25,000 square foot office complex and a detention pond to be constructed on the subject property. The applicant is now requesting approval of a Major Amendment to the Planned Residential Development to reduce the previously established side yard setback from 30 feet to 15 feet. The applicant has indicated that the proposed 25,000 square foot office complex will be shifted to the southeast corner of the property in order to improve the parking lot layout and to maximize the distance between the proposed office commercial use and the existing residential development located east of the subject property.

The site is characterized by a varying landscape with steep slopes and a natural drainage channel running through the site. Immediately to the south and east of the property is a developed single family residential area within the Fairway Hills Planned Residential Development. Access to the property will be taken from Holiday Lane.

The applicant has also submitted a Lot Split request to reconfigure the subject property, Lot 5 of Sandstone Ridge Subdivision, and Lot 26R-1 of the Fairway Hills PRD Subdivision. The Lot Split will increase the size of the subject property by approximately .10 acres. (Please see companion item # 00PL108.)

STAFF REVIEW: During the review of the Major Amendment to the Planned Residential Development request, staff identified a number of concerns that must be addressed in order for the project to go forward. The following is a list of staff's concerns. Also included are staff's comments on other site specific issues relative to the proposed project.

Fire Department Concerns: The parking lot is in excess of 150 feet in length requiring that a hammerhead turnaround be installed to insure emergency vehicle access to all sides of the building. Reconfiguring the parking lot to incorporate an emergency vehicle turnaround may

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result in the relocation of the proposed structure. As such, staff is requesting that this review be continued until such time as the applicant revises the site plan as requested.

In addition, the Fire Department has indicated that the site plan must be revised to show the size and location of fire hydrants and water lines. The Fire Department has indicated that fire flow requirements for the proposed structure may require up to three fire hydrants with one or more being provided on-site. Fire flow requirements could exceed 3000 gpm based upon construction type(s) as defined by the Unified Building Code. If the building is sprinkled, a 50% reduction could be allowed. If the building is not sprinkled access in front of the structure must be a minimum of 26 feet to allow for a ladder truck to set up.

The Fire Department has also indicated that the basement parking garage must be a minimum of eight feet in height to allow entry of reduced sized fire fighting equipment. In addition, the basement parking garage area must be provided with Fire Department stand pipe connections.

Drainage: The Engineering Division has indicated that a geotechnical evaluation must be provided to determine construction methods for the proposed basement parking garage. It appears that the "floor bottom" of the parking garage is at the same elevation as the detention pond. In addition, volume calculations must be provided for the constructed detention pond to show that volume and flow characteristics meet requirements of the FMG, Inc. drainage study assumptions. The Engineering Division has indicated that this information must be submitted in order for the project to go forward.

The Engineering Division has also indicated that the Arrowhead Drainage Basin Fees apply to this development and must be paid prior to issuance of a building permit.

Utilities: The site plan identifies an inclined stone retaining wall to be located along a portion of the west lot line. The site plan also identifies a water line and sewer line located along the west lot line. The Engineering Division has indicated that no significant fill or structures, including a retaining wall, can be located over water mains and/or sanitary sewer mains. The Engineering Division has requested that a revised site plan be submitted identifying that the retaining wall will not interfere with the water mains and/or sanitary sewer mains.

Parking Lot Layout: The total parking requirement for the proposed use on the property is 125 parking spaces. A minimum of five (5) spaces must be handicap accessible. The parking plan identifies a total of 125 parking spaces with two (2) handicap accessible spaces. Prior to City Council approval, the parking plan must be revised to show three (3) additional handicap accessible parking spaces. One of the handicap accessible spaces must be "van" handicap accessible.

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The Transportation Planning Division has indicated that the 12 parking spaces located immediately off Holiday Lane may create conflicts with on-site circulation due to the proximity of the approach to the parking spaces. As such, the Transportation Planning Division has requested that the 12 parking spaces located immediately off Holiday Lane be designated and signed as an employee parking area.

Site Triangle: The Parking Regulations indicate that a seventy-foot sight triangle and clear vision zone must be maintained on each corner where a street intersects another street. The "clear vision zone" is that section of the vertical projection of the sight triangle which lies between two and one-half and ten feet above the grade at the edge of the roadway along the edge of the sight triangle. The applicant's site plan identifies an on-premise sign located on the subject property at the corner of Sheridan Lake Road and Holiday Lane. The proposed sign is within the sight triangle. Either the sign must be constructed to preclude encroaching into the clear vision zone or the sign must be relocated. Prior to City Council approval, a sign package must be submitted identifying the construction design and location of all proposed sign(s) on the subject property.

Sidewalks: Currently, an eight foot wide sidewalk is located adjacent to Sheridan Lake Road. In addition, a four foot wide sidewalk is located along the north side of Holiday Lane. Currently, there is no sidewalk along the south side of Holiday Lane adjacent to the subject property. Staff is recommending that a four foot wide sidewalk be constructed along the first 144 feet of Holiday Lane adjacent to the subject property as it extends east from Sheridan Lake Road. The sidewalk will accommodate pedestrian traffic generated by the retirement residence and the residential development located on adjacent properties as well as any pedestrian traffic generated by the proposed office use to be located on the subject property.

Design Features: The applicant has indicated that the proposed office complex will be a two story structure with a basement parking garage. The exterior of the proposed structure will be a combination of drivet and glass. The building will be tan (sandstone) in color with a pitched roof. Other than the proposed lighting at entrance doors and the required lighting within the parking lot, no additional lighting is proposed on the property. The applicant has also indicated that no signage will be constructed on the proposed structure. In addition, the applicant has indicated that the structure is being located in the southern portion of the property in order to maximize the distance between the proposed office commercial use and the existing residential use located east of the property. A hill slopes from the south to the northeast of the property creating a visual buffer between the office complex and the residential development located south of the subject property. The property to the east is at a significantly higher elevation. Shifting the building from its previously approved location to the proposed location will minimize any negative impact the office commercial use may have on the adjacent property(s). As such, staff is supporting the Major Amendment to reduce the side yard setback from 30 feet to 15 feet.

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Due to the concerns outlined above, staff recommends that the Major Amendment to the Planned Residential Development be continued to the November 22, 2000 Planning Commission meeting to allow the applicant to submit the necessary information.