

STAFF REPORT

June 7, 2001

No. 01PD027 - Planned Residential Development - Initial Development Plan **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Ken Berglund
REQUEST	No. 01PD027 - Planned Residential Development - Initial Development Plan
LEGAL DESCRIPTION	<p>A tract of land located in the Northeast One-Quarter of the Southeast One-Quarter (NE1/4 SE1/4) of Section Twenty-Two (22), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of the Southeast One-Quarter of the previously described property, said point being along the easterly line of Section Twenty-Two and coincident with the ¼ Section Line; Thence, westerly along the ¼ Section Line, S 89 degrees, 34 minutes, 29 seconds W, a distance of 33.12 feet; Thence, continuing westerly along the ¼ Section Line, S 89 degrees, 28 minutes, 31 seconds W, a distance of 259.25 feet to the point of beginning; Thence, S 23 degrees, 00 minutes, 00 seconds W, a distance of 432.55 feet; Thence, S 23 degrees, 00 minutes, 00 seconds W, a distance of 100.56 feet; Thence, S 52 degrees, 14 minutes, 07 seconds E, a distance of 41.37 feet; Thence, S 52 degrees, 14 minutes, 07 seconds E, a distance of 214.26 feet; Thence, S 00 degrees, 00 minutes, 00 seconds E, a distance of 187.14 feet; Thence, S 89 degrees, 57 minutes, 28 seconds W, a distance of 1011.07 feet to the 1/16th Section Line; Thence, northerly along said 1/16th Section Line, N 00 degrees, 02 minutes, 18 seconds E, a distance of 234.10 feet; Thence, continuing northerly along said 1/16th Section Line, N 00 degrees, 02 minutes, 18 seconds E, a distance of 548.32 feet; Thence, continuing northerly along said 1/16th Section Line, N 00 degrees, 02 minutes, 18 seconds E, a distance of 43.00 feet to the ¼ Section Line; Thence, easterly along said ¼ Section Line, N 89 degrees, 26 minutes, 06 seconds E, a distance of 621.74 feet; Thence, continuing easterly along said ¼ Section Line, N 89 degrees, 28 minutes, 31 seconds E, a distance of 395.04 feet, to the point of beginning. Said tract of land contains 17.79 acres, more or less</p>

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PARCEL ACREAGE	Approximately 17.79 Acres
LOCATION	5501 Berglund Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Business Park District
West:	General Agriculture District
PUBLIC UTILITIES	Private on-site wastewater and community water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Development Plan, the applicant shall sign a maintenance agreement to provide maintenance of the private access easement as required by Section 16.20 of the Subdivision Regulations;
2. Prior to City Council approval of the Final Development Plan, the road shall be improved to a minimum 20 foot wide graveled roadway or surety shall be posted;
3. Prior to City Council approval of the Final Development Plan, the site plan shall be revised to show the location of the community well;
4. Prior to City Council approval of the Final Development Plan, a drainage plan, in accordance with the Arrowhead Drainage Basin Development Plan, shall be submitted for review and approval;
5. Prior to City Council approval of the Final Development Plan, the Final Plat shall be approved;

Fire Department Recommendation:

6. Prior to City Council approval of the Final Development Plan, design plans for a turnaround at the end of the cul-de-sac shall be submitted for review and approval. In particular, the cul-de-sac design shall accommodate access for emergency vehicles;

Air Quality Recommendation:

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

Building Inspection Division Recommendation:

8. A building permit shall be obtained prior to any additional construction and a Certificate of Occupancy shall be obtained prior to occupancy;

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Urban Planning Division Recommendations:

9. The Planned Residential Development shall allow three residences with accessory structures on the property. Building permits may be issued for additions onto the three residences as approved within the Planned Residential Development when the total construction included in all building permits issued are less than twenty percent of the gross square footage of all structures;
10. In conjunction with City Council approval of the Final Development Plan, the property shall be rezoned from General Agriculture District to Park Forest District; and,
11. All provisions of the Park Forest District shall be met unless otherwise authorized.

GENERAL COMMENTS: The applicant is requesting approval of an Initial Residential Development Plan to allow three residences on the subject property. In addition, the applicant is proposing to rezone the property from General Agriculture District to Park Forest District. The applicant has also submitted a Preliminary and Final Plat to subdivide the property into three lots to be known as Lots 1 thru 3 of Squirrely Acres, leaving a 7.2 acre unplatted balance. The applicant has also submitted a Layout Plat to create a 7.2 acre lot from the unplatted balance and to rezone the 7.2 acres from General Agriculture District to Medium Residential District with an Initial Planned Residential Development. The applicant has also submitted a Subdivision Regulations Variance request to waive the requirements for paving, curb, gutter, sidewalk, dry sewer and street light conduit for all four lots. (See companion items 01PL044, 01PL047, 01SV009, 01RZ025, 01PD026 and 01PD027.)

The property is located at the southern terminus of Berglund Road, directly west of the Sodak building on U. S. Highway 16. Currently, three residences are located on the property.

STAFF REVIEW: Staff has reviewed the Initial Planned Residential Development and has noted the following considerations:

Cul-de-sac: In reviewing the accompanying Preliminary and Final Plat, it was identified that an approximate 1,900 foot long cul-de-sac will serve as access to the three residences. The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet and that an intermediate turnaround is needed every 600 feet within a cul-de-sac. As a stipulation of approval of the Preliminary and Final Plat, staff is recommending that a Special Exception to the Street Design Criteria Manual be granted to allow a cul-de-sac in excess of 1,200 feet in length and to waive the requirement that intermediate turnarounds be provided since the proposed plat will not result in an increase in density from that currently existing on the property. Staff is also recommending that the road be improved to a minimum 20 foot wide graveled roadway. Any increase in the residential use on the property may require that the road be paved and improved to City standards.

Water/Wastewater: Currently, individual septic tanks with drainfields and a community well serve the three residences. The Engineering Division has indicated that the location of the well must be shown on the site plan. A stipulation of approval of the associated plat states

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that the plat must be revised to show the extension of a utility and maintenance easement from the well to the individual home sites.

Drainage Plan: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. The Engineering Division has also indicated that the proposed rezoning allows for a higher density than that computed in the Arrowhead Drainage Basin Development Plan. As such, the drainage plan must detail run-off from the subject property.

Fire Department: The Fire Department has indicated that design plans for a turnaround at the end of the cul-de-sac must be submitted to the Fire Department for review and approval to insure compliance with the minimum requirements of the Street Design Criteria Manual and safe ingress and egress of emergency vehicles.

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 June 7, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any call or inquiries regarding this proposal.