

STAFF REPORT

August 23, 2001

No. 01PD046 - Major Amendment to a Planned Unit Development

ITEM 36

GENERAL INFORMATION:

PETITIONER	Hagg Development
REQUEST	No. 01PD046 - Major Amendment to a Planned Unit Development
LEGAL DESCRIPTION	Lots 6RA, 6RB, 7RA, 7RB, 8RA, 8RB and 9R of Block 2 (formerly Lots 6, 7, 8 & 9 of Block 2) Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.5 Acres
LOCATION	At the intersection of Catron Boulevard and Wellington Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	No Use District
South:	Low Density Residential District (PRD)
East:	County
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Unit Development be continued to the September 20, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Major Amendment to the Edinborough and South Hill Subdivision Planned Unit Development to allow for the construction of six townhomes and to allow the density to exceed 74 units. The applicant has also submitted a Preliminary and Final Plat to subdivide three lots creating six townhome lots and to reconfigure an existing lot. (See companion item #01PL082.)

In 1998, a Planned Unit Development was approved for the Edinborough and South Hill Subdivisions, inclusive of the subject property. The Planned Unit Development allows a combination of residential and commercial uses within the development. A stipulation of approval of the Initial Planned Unit Development states that a maximum of 74 single family detached dwelling units would be allowed on the property. To date, the subject property has been platted into 73 residential lots. The applicant is proposing to replat three of the lots to allow for the construction of six townhomes. Based on the previous stipulation of approval, the applicant has requested a Major Amendment to the Planned Unit Development to allow

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for the construction of the proposed townhomes and to allow the density to exceed 74 dwelling units.

To date, several single family homes have been constructed throughout the development. Other than a utility shed located on proposed Lot 9R, the subject property is void of any structural development.

STAFF REVIEW: During the review of the Major Amendment to the Planned Unit Development request, staff identified a number of concerns that must be addressed in order for the project to be approved.

Drainage: The Engineering Division has indicated that drainage concerns and erosion problems exist along the south and west sides of proposed Lot 9R. Drainage plans showing the repair and construction of the erosion control improvements must be submitted for review and approval. In addition, topographic information showing a baseline tied to the original subdivision plan(s) must be submitted for review and approval. A complete grading plan and geotechnical information showing compaction and fill must also be submitted for review and approval.

Elevations: The applicant has submitted a typical elevation for the proposed townhome(s) showing the front elevation of each structure. However, a rear elevation has not been submitted. Based on the terrain differential between the front and the rear of the lot(s), a walk-out basement may be incorporated into the design of the proposed townhomes. The walk-out basement may qualify the residence as a two story structure requiring a minimum side yard setback of 12 feet in lieu of the 8 foot side yard setback shown on the applicant's site plan. Staff is recommending that the rear elevation(s) for the proposed townhomes be submitted prior to approval of the proposed Major Amendment to the Planned Unit Development. The requirement for a larger side yard setback may significantly change the lot layout on the accompanying plat.

Access: Wellington Drive, extending south from Catron Boulevard, serves as legal access to the subject property. The Transportation Planning Division has indicated that the traffic analysis for this development should be updated to reflect the construction of the additional dwelling units. This revised information must be submitted for review and approval to determine if the Major Amendment warrants improvements to Catron Boulevard. In particular, a turning lane and a deceleration lane may be necessary to insure the safe ingress and egress for residents within the development as well as the traveling public along Catron Boulevard.

Fire Department: The Fire Department has indicated that fire hydrants shall be in place and operational prior to the issuance of a building permit. In addition, minimum fire flows of 1,500 gpm shall be available. The Fire Department has also indicated that all access within the development shall accommodate Fire Department fire apparatus.

Lighting & Signage: To date, a lighting plan and a sign plan has not been submitted for review and approval. Based on the potential impacts signage and/or lighting may have on the existing residential development within the area, staff is recommending that a lighting and

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sign plan be submitted for review and approval prior to approval of the Major Amendment.

Staff is recommending that the Major Amendment to the Planned Unit Development be continued to the September 20, Planning Commission meeting to allow the applicant additional time to submit the information as outlined above. In order for this item to be heard at the September 20, 2001 Planning Commission meeting, the information must be submitted no later than August 24, 2001.