

STAFF REPORT

August 23, 2001

No. 01PD047 - Planned Residential Development - Final Development Plan **ITEM 37**

GENERAL INFORMATION:

PETITIONER	Richard O. Stahl
REQUEST	No. 01PD047 - Planned Residential Development - Final Development Plan
LEGAL DESCRIPTION	Lots 1-5 of Stahl Victorian Addition (formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition) of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 acres
LOCATION	At the southwest corner of the intersection of West Street and South Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. All stipulations of Preliminary and Final Plat 01PL084 shall be met;

Fire Department Recommendations:

2. Prior to Final Development Plan approval by the City Council, the applicant shall submit a revised site plan identifying one additional fire hydrant for review and approval;

Urban Planning Division Recommendations:

3. Prior to Final Development Plan approval by the City Council, the applicant shall provide a detailed landscaping plan for review and approval;
4. That all provisions of the Parking Ordinance shall be met except the following: parking may be designed to allowed vehicles to back into the Stahl Court;

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5. All permitted uses allowed in the High Density Residential Zoning District shall be allowed in the Planned Residential Development;
6. All uses allowed as a Use On Review in the High Density Residential Zoning District may be allowed only upon approval of a Major Amendment to the Planned Residential Development;
7. All building height, setback and area requirements shall comply with the requirements of the High Density Residential Zoning District; however, a reduced setback shall be allowed as follows: an eleven foot (11') rear yard setback and a six foot (6') South Street front yard setback shall be allowed for Lot 2; a twenty foot (20') rear yard setback and a six foot (6') South Street front yard setback shall be allowed for Lot 3; and,

Air Quality Division Recommendations:

8. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit.

GENERAL COMMENTS: The applicant is proposing to develop a Planned Residential Development south of Hill Street and west of 12th Street. The Planned Residential Development identifies three, four unit multi-family dwelling units and two, duplex units. The applicant is proposing to reconfigure the five existing lots.

When the Planning Commission heard the request for the Initial Development Plan, the applicant had proposed to vacate a portion of South Street for additional parking for the Victorian Assisted Living Facility. Both the surrounding neighbors and Planning Commission expressed concerns with the addition of traffic on Hill Street from the proposed parking lot. A stipulation of the Initial Development Plan required that the parking lot be eliminated. The current plan eliminates the parking lot and identifies an emergency turnaround in the South Street right-of-way.

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

Setbacks - The applicant is requesting reduced setbacks for the proposed duplexes as a part of the Final Development Plan. The applicant is proposing a six foot setback from the South Street right-of-way for both duplexes. Staff is supporting this request as it would be very unlikely that a street would be constructed in the South Street right-of-way due to the terrain of the area. The nearest structure is approximately 130 feet to the north which includes one hundred feet of South Street right-of-way. The applicant is also asking for a reduced rear yard setback for the duplexes. Staff is supporting the rear yard setback due to the terrain of the area. The reduce setbacks should not impact the neighboring properties.

Fire Hydrants - The Fire Department has identified that one additional fire hydrant must be provided. They have identified several areas where the proposed hydrant could be located that would meet the minimum specifications. A revised site plan shall be submitted identifying the location of the additional fire hydrant for review and approval.

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