

STAFF REPORT

September 20, 2001

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

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	Hagg Development
REQUEST	<b>No. 01PD046 - Major Amendment to a Planned Unit Development</b>
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 **approved with the following stipulations:**

**Engineering Division Recommendations:**

1. Prior to issuance of a building permit for Lots 7RA thru 8RB, an erosion control plan for proposed Lot 9R shall be submitted for review and approval;
2. Prior to City Council approval, Final Plat #01PL082 shall be approved;

**Fire Department Recommendation:**

3. Prior to issuance of a building permit, fire hydrants shall be in place and operational. In addition, minimum fire flows of 1,500 gpm shall be available;

**Urban Planning Division Recommendations:**

4. All previous conditions of approval for the Planned Unit Development #98PD010 shall be continually met with the exception that townhomes shall be allowed on Lots 6RB thru 8RB and the allowed density shall be increased from 74 dwelling units to 76 dwelling units;
5. All signage shall conform to the design and location as shown in the sign package

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- submitted as part of this Major Amendment to the Planned Unit Development;
6. The proposed structure(s) shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Unit Development; and,
  7. The Major Amendment to the Planned Unit Development shall expire if the use is not undertaken and completed within two years of the date of approval by City council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: This item was continued at the August 23, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of September 10, 2001. All revised or added text is shown in bold print. 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 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. **Upon further review of the proposed development, the Engineering Division has indicated that an erosion control plan for proposed Lot 9R must be submitted for review and approval prior to issuance of a building permit for Lots 7RA thru 8RB.**

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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. **The applicant has submitted a rear elevation showing a walk-out basement. The proposed townhomes qualify as a one story structure since more than 50 percent of the basement extends less than six feet above the ground.**

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. **The applicant has submitted a revised traffic analysis reflective of the additional dwelling units. The Transportation Planning Division has indicated that the traffic analysis identifies that the additional density generated by the proposed townhome development does not warrant improvements to Catron Boulevard and/or Wellington Drive at this time. The South Dakota Department of Transportation concurs that improvements along these two roadways are not warranted at this time.**

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 sign plan be submitted for review and approval prior to approval of the Major Amendment. **The applicant has submitted a sign package identifying a 5 foot 6 inch x 14 foot sign to be located in the southwest corner of proposed lot 8RB. The sign will read "South Hill" and will serve as an entrance sign to the proposed development. The applicant has also indicated that the sign will not be lighted. The applicant has indicated that, other than street lights, no other lighting is being proposed within the development.**

**The receipts from the certified mailings have been returned and the sign been posted on the property. Staff has not received any calls or inquiries regarding this proposal.**

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