

STAFF REPORT

November 8, 2001

No. 01PD054 - Major Amendment to a Planned Unit Development to increase the density and allow for reduced side yard setbacks

ITEM 10

GENERAL INFORMATION:

PETITIONER	Mark A. Fetzter, Inc. for Lakota Community Homes, Inc.
REQUEST	No. 01PD054 - Major Amendment to a Planned Unit Development to increase the density and allow for reduced side yard setbacks
LEGAL DESCRIPTION	Tract A of Block 3, Lakota Subdivision No. 1, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .55 acres
LOCATION	2430 Gnugnuska Drive
EXISTING ZONING	Low Density Residential District (PUD)
SURROUNDING ZONING	
North:	Low Density Residential District (PUD)
South:	Low Density Residential District (PUD)
East:	Low Density Residential District (PUD)
West:	Low Density Residential District (PUD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Unit Development to increase the density and allow for reduced side yard setbacks be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of Building Permit, the applicant shall submit a grading and drainage plan for review and approval;
2. Prior to issuance of Building Permit, the applicant shall submit a site plan identifying the location of adjacent parcels, water and sewer mains, and streets;
3. Prior to issuance of Building Permit, the applicant shall provide documentation that the existing four inch water service line is adequate for the proposed expansion;

Urban Planning Division Recommendations:

4. That a total of twenty-six paved parking spaces shall be provided of which two shall be accessible spaces. All parking shall be in accordance with Section 17.50.270 of the Rapid City Municipal Code Parking Regulations including curb stops along the western parking stalls;

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5. That all landscaping shall be in accordance with Section 17.50.300 of the Rapid City Municipal Code Landscaping Regulations including curb stops or other physical barrier shall installed around plant material located in or next to the parking area; and,
6. An additional six deciduous trees shall be installed along the south side of the building prior to the issuance of Certificate of Occupancy for the proposed class room expansion; and,
7. A seventeen foot side yard setback shall be allowed.

GENERAL COMMENTS: This request is for a Major Amendment to the Planned Unit Development to allow an expansion to the Lakota Youth Development Center located in the Lakota Homes Planned Unit Development. Lakota Homes was originally developed in the County and subsequently annexed into the City in 1985. The property was originally zoned Low Density Residential with a Planned Residential Development but was latter changed to a Planned Unit Development to allow a mix use development to include a community center, office space, and a childcare center.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Grading and Drainage Plans – The applicant is proposing to increase the size of the parking lot to accommodate the proposed expansion. The Engineering Division Staff is requesting that a grading and drainage plan be submitted for review and approval. The plan must show how the additional runoff will be accommodated without impacting neighboring properties or structures.

Site Plan – Staff is requesting that a revised site plan be submitted identifying the location of the adjacent properties, water and sewer mains, and streets. As part of this information, The Engineering Division Staff is requesting that documentation be provided indicating that the existing four inch water service line is adequate to service the proposed expansion.

Also, Staff is recommending that additional curb stops be shown along the western parking stalls to preclude parking on the grass area. Also, curbing or some other physical barriers must be installed around all landscaping in or next to the parking lot area. This will reduce the possibility of damage to the plant material.

The applicant is requesting a reduction in the side yard setback from thirty-five feet to seventeen feet. In the Low Density Residential Zoning District, a principal structure other than a residence is required to be setback a minimum of thirty-five feet from the side property line. Single family residences occupy the property to the south. There would be approximately seventy feet between the property line. Staff supports the reduction in the setback if a buffer is provided between the building and the residential property. Staff is recommending that six additional deciduous trees be installed along the south side of the building.