

STAFF REPORT

April 4, 2002

No. 02PD007 - Major Amendment to a Planned Residential Development to reduce the approved parking **ITEM 27**

GENERAL INFORMATION:

PETITIONER	All Around Construction, Inc.
REQUEST	No. 02PD007 - Major Amendment to a Planned Residential Development to reduce the approved parking
EXISTING LEGAL DESCRIPTION	Lot 110 of Woodridge Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .37 acres
LOCATION	Approximately 600 feet south of West Flormann on Woodridge Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	Low Density Residential District (PRD)
East:	General Commercial District
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/20/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to reduce the approved parking be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, the applicant shall submit plans for review and approval for utility cuts in the adjacent roadway;
2. Prior to issuance of a Building Permit, the applicant shall identify the source of the topographic mapping;
3. Prior to issuance of a Building Permit, the applicant shall submit for review and approval geotechnical information;
4. Prior to issuance of a Building Permit, the applicant shall submit for review and approval

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grading and drainage plans that have been prepared by a Registered Professional Engineer;

Fire Department Recommendations:

5. Prior to the issuance of a Building Permit, the applicant shall submit a detailed plan of underground water lines for hydrants and the sprinkler system;

Building Inspection Department Recommendations:

6. That the applicant obtain a building permit prior to any construction and a Certificate of Occupancy prior to occupancy; and,

Urban Planning Division Recommendations:

7. That all requirements of the Off-Street Parking Ordinance shall be continually met.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This item was continued from the March 21, 2001 Planning Commission meeting to allow the Fire Department time to provide further review of the street width and concerns regarding emergency vehicle access to the property. The Fire Department staff have completed their review and noted that access to the front of the property is adequate for Fire Department apparatus. In addition, the applicant has indicated that fire sprinkler systems will be installed in each of the townhome units to provide further fire protection as noted in the Fire Department Access section of this staff report. This Major Amendment to a Planned Residential Development has been submitted to reduce the parking required for the subject property. The original Woodridge Planned Residential Development was approved August 7, 1972 and identified the subject property as the location of five townhouse units. On May 2, 1988 a Minor Amendment was approved for the subject property to allow for a 12 foot front yard setback to the southwest corner and a 25 foot front yard setback to the northwest corner of the three unit townhouse. The site plan that was submitted with the Minor Amendment request identified that two off-street parking spaces would be constructed on the north side of the subject property on the adjacent open space. The two off-street parking spaces were designated as guest parking. The applicant is now proposing to construct a three unit townhouse on the property that would comply with the standard 25 foot front yard setbacks however, because of topographic constraints the applicant would like to eliminate the two guest parking stalls.

STAFF REVIEW: Staff has reviewed this Major Amendment to a Planned Residential Development and has noted the following considerations:

Guest Parking: The Street Design Criteria Manual requires that in addition to the off-street parking requirements of Section 17.50.270 of the Rapid City Municipal Code townhouse residential uses must also provide common-use visitor parking. Woodridge Drive is posted to allow for on-street parking on one side of the road. The existing on-street parking satisfies the requirements of the Street Design Criteria Manual for common-use visitor parking. However, the applicant has indicated that he intends to replat the subject property in order to transfer title of the townhomes. The applicant should be aware that the Street

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Design Criteria Manual now requires a 24 foot pavement width for a road that has on-street parking and that the replatting of the property will require that either the applicant widen Woodridge Drive to provide the required pavement width for on-street parking or obtain a Special Exception to the Street Design Criteria Manual to waive requirement for common-use visitor parking for the three townhouse units.

Fire Department Access: The Fire Department has indicated that all points on the perimeter of the townhouse building must be located within 150 feet of Fire Department access via an all-weather surface. The size of the structure and the topography of the lot preclude the applicant from complying with this requirement. The applicant has agreed to install a fire sprinkler system in each townhouse in lieu of an all-weather road providing access to the rear of the structure.

Engineering Concerns: The Engineering Division is concerned with the steep topography on the site. The applicant should be aware that prior to issuance of a Building Permit that revised topographical information, a revised grading plan, and a geotechnical report for the property will need to be submitted for review and approval. They also indicated concerns regarding the location of proposed water and sewer services and mains, and the potential for multiple utility cuts in Woodridge Drive. To ensure that the minimum number of utility cuts is made in Woodridge Drive the Engineering Staff is requesting that the applicant submit plans identifying the location of all proposed utility cuts in Woodridge Drive for review and approval.