

STAFF REPORT

April 4, 2002

No. 02PD012 - Planned Residential Development - Initial and Final Development Plan **ITEM 18**

GENERAL INFORMATION:

PETITIONER	Lyle Henriksen
REQUEST	No. 02PD012 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Tract A and Tract B, Fountain View Subdivision, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.27 acres
LOCATION	Harmony Heights Lane
EXISTING ZONING	Medium Density Residential District (PDD)
SURROUNDING ZONING	
North:	Medium Density Residential District/General Agriculture District
South:	Public Zoning District
East:	General Agriculture District
West:	Medium Density Residential District/General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/08/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to the approval of the Final Development Plan by the Planning Commission, final construction plans for the extension of sanitary sewer, drainage improvements and road improvements for that portion of Harmony Heights Lane that abuts the subject property, extending to the east lot line of Tract A, Fountain View Subdivision, shall be submitted for review and approval;

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2. Prior to approval of the Final Development Plan by the Planning Commission, site grading, paving and drainage information and construction plans for the extension of private water system(s) and private sanitary sewer system(s) to serve Phase 4 shall be submitted for review and approval;
3. Prior to approval of the Final Development Plan by the Planning Commission, a final hydraulic design summary for the proposed storm sewer shall be submitted for review and approval. In addition, drainage easements shall be provided as required;
4. Prior to approval of the Final Development Plan by the Planning Commission, the red lined drawings shall be revised and returned for review and approval;
5. Prior to issuance of a Certificate of Occupancy the internal road shall be completed in Phase 2, Phase 3 and Phase 4 to insure a second point of access to the development. In addition, that portion of Harmony Heights Lane located adjacent to the subject property shall be constructed;

Fire Department Recommendations:

6. All Uniform Fire Codes must be continually met;
7. Prior to issuance of a building permit, fire hydrants shall be in place and operational;
8. Prior to issuance of a building permit, all weather access road(s) shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;

Building Inspection Division Recommendation:

9. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

Urban Planning Division Recommendations:

10. The proposed structures shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
11. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
12. All lighting, excluding street lighting, shall be directed so as to reflect away from the adjacent residential development, and shall be so situated so as not to reflect directly onto any public rights-of-way, so as to create a traffic hazard;
13. A minimum of 134,160 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
14. A minimum of 91 parking spaces shall be provided with four handicap accessible spaces. One of the handicap spaces shall be "van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met; and,
15. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

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GENERAL COMMENTS:

The applicant is requesting approval of an Initial and Final Residential Development Plan to allow three 17 unit apartment buildings and three garage units to be constructed on the subject property. The applicant's site plan identifies the proposed development as Phase Four of "Harmony Heights Apartments".

The applicant has recently obtained a grading permit for the property and has identified the dirt work as Phase One. On February 4, 2002, the City Council approved Planned Residential Development #01PD063 to allow three 17 unit apartment buildings to be constructed on the subject property as Phase Two of the development. On March 4, 2002 the City Council approved Planned Residential Development #02PD001 to allow a 4,135 square foot community center with a 16 foot X 40 foot outdoor swimming pool as an accessory use to the Harmony Heights residential development. The applicant has also submitted a phasing plan for the balance of the property identifying that an additional nine 17 unit apartment buildings, for a total of 255 units, will eventually be constructed on the property.

The property is located at the eastern terminus of Harmony Heights Lane and is currently void of any structural development.

STAFF REVIEW:

During the review of the Initial and Final Development, staff identified the following considerations:

Design Features: The applicant has indicated that the proposed apartment buildings will be constructed with a combination of wood, brick, drivet and simulated siding. In addition, the apartment buildings will be three story structures with a pitched roof. The accessory garages will be one story structures with a pitched roof and constructed of the same material as the proposed apartment building(s). Staff is recommending that the buildings conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

Lighting and signage: The applicant has indicated that lighting within the parking lot, as required by the Parking Regulations, and at the entrances to the building is currently proposed. Staff is recommending that the lighting must be directed so as to reflect away from the adjacent residential development, and must be so situated so as not to reflect directly onto any public rights-of-way, so as to create a traffic hazard. The applicant has indicated that, other than street signs, no signage is proposed as a part of Phase Four of the development.

Parking: The proposed use requires that a minimum of 91 parking spaces be provided. The applicant's site plan identifies 93 parking spaces. The Parking Regulations require that a minimum of four parking spaces be handicap accessible with one of the handicap accessible spaces being "van" accessible. Currently, no handicap parking spaces are being provided in Phase Four of the development. Prior to Final Development Plan approval, the

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site plan must be revised to provide the handicap parking spaces as identified.

Access: The applicant's site plan identifies a private driveway looped through Phase Two, Three and Four of the proposed development intersecting in two locations with Harmony Heights Lane. As previously indicated, on February 4, 2002, the City Council approved a Planned Residential Development to allow three 17 unit apartment buildings (51 apartment units) to be constructed in Phase Two. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". As such, staff is recommending that prior to issuance of a Certificate of Occupancy, the looped private driveway be completed to insure two points of access into the development.

Site Improvements: The Engineering Division has indicated that, prior to approval of the Final Development Plan, site grading, paving and drainage information, as well as, construction plans for the extension of private water system(s) and private sanitary sewer system(s) to serve Phase 4 must be submitted for review and approval. In addition, construction plans for the extension of sanitary sewer, drainage improvements and road improvements for that portion of Harmony Heights Lane that abuts the subject property, extending to the east lot line of Tract A, Fountain View Subdivision, must be submitted for review and approval. Upon review of the remaining phases of the development, the Engineering Division will review subsequent utility plans for the extension of the private water and sanitary sewer system for the balance of the property.

Drainage: The Engineering Division has indicated that, prior to approval of the Final Development Plan by the Planning Commission, a final hydraulic design summary for the proposed storm sewer must be submitted for review and approval. In addition, drainage easements must be provided as required.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Code requirements must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". The Fire Department has also indicated that, prior to issuance of a building permit, all weather access road(s) must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. Staff is recommending that the requirements of the Uniform Fire Code be continually met.

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Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 4, 2002 Planning Commission meeting if these requirements have not been met. One area property owner has reviewed the plans for Phase Four of the Development. Staff has not received any other calls or inquiries regarding this proposal.