

STAFF REPORT

June 6, 2002

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**No. 02PD020 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 38**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Robert E. Moore
REQUEST	<b>No. 02PD020 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 15 of Kepp Heights Subdivision #3, located in the SW1/4 of the NW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 15 of Kepp Heights Subdivision #4, located in the SW1/4 of the NW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.874
LOCATION	South of Flormann Street and Skyline Drive
EXISTING ZONING	Low Density Residential/Planned Development Designation
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	05/13/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development – Initial and Final Development Plan be continued to the June 20, 2002 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant is requesting approval of an Initial and Final Residential Development Plan to allow 15 single family residences to be constructed on the subject property. The property is located approximately 150 feet south of the intersection of Skyline Drive and Flormann Street on the south and east side of Skyline Drive. The subject property is currently void of

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any structural development.

The applicant has also submitted a Preliminary and Final Plat to create a 15 lot residential development on the subject property. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive street improvements along Skyline Drive and to allow lots twice as long as they are wide. (See companion items #02PL028 and #02SV015.)

On January 15, 1996, City Council approved Layout Plat #2281 to subdivide the subject property into 15 lots and to subdivide an adjacent property into three lots. (A subsequent lawsuit resulted in the District Court overturning the Layout Plat approval.) On February 7, 2000, the City approved Rezoning Request #99RZ019 and Planned Development Designation #99PD023 to change the zoning from Park Forest District to Low Density Residential District with a Planned Development Designation. An Initial and Final Residential Development Plan must be approved prior to any development on the property.

#### STAFF REVIEW:

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

Skyline Drive: As previously indicated, the applicant has also submitted a Preliminary and Final Plat to subdivide the subject property into 15 residential lots. The Preliminary and Final Plat was initially heard at the April 25, 2002 Planning Commission meeting and, subsequently, continued to the June 6, 2002 Planning Commission meeting to allow the applicant to submit additional information. In particular, it was noted that an Initial and Final Planned Residential Development must be submitted and approved in order to insure that buildable areas exist on each of the proposed lot(s). In addition, it was noted that Skyline Drive is an important asset to the community and, as such, the Planned Residential Development must be developed carefully so as to preserve the scenic view from Skyline Drive. Structures built too close to the roadway could result in a corridor affect along the roadway and obstruct the scenic views from Skyline Drive. The Planned Residential Development must also be developed so that the views to Skyline Drive from the rest of the community are protected. Structure locations and elevations must be developed so that the view of the ridgeline of Skyline Drive is not adversely affected to a significant extent.

The applicant has submitted a cross section for the proposed interior road identifying the elevations of the proposed roadway. In addition, the applicant has submitted a copy of proposed covenants stating that "...no dwelling shall be more than two and a half stories in height, except on proposed Lots 1 and 2. Lots 1 and 2 will be limited to a ranch style home not exceeding 28 feet in height". (It's important to note that the height of a structure is measured midway from the top of the pitch of the roofline.) The cross section information and the proposed covenants does not adequately demonstrate that the proposed residences will not have a negative impact on Skyline Drive. As such, staff is recommending that the Initial and Final Residential Development Plan be continued to the June 20, 2002 Planning Commission meeting to allow the applicant to submit structural elevations of the proposed residence(s) in relation to the location of the structure on each lot

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along Skyline Drive.

Signage/Site Distance Evaluation: The applicant has submitted a sign package identifying the placement of a 4 foot X 8 foot sign to be located at the entrance to the development, on the west side of the proposed interior road. During the review of the associated Preliminary and Final Plat, staff noted that a site distance evaluation must be submitted to insure that an adequate site distance is being provided at the proposed interior road/Skyline Drive intersection. It appears that the proposed sign may interfere with the site distance at this intersection. As such, a site distance evaluation must be submitted for review and approval to insure that the location of the proposed interior road provides an adequate site distance at the intersection and to address the location of the proposed sign. Staff is recommending that the Initial and Final Residential Development be continued to the June 20, 2002 Planning Commission meeting to allow the applicant to submit a site distance evaluation as identified.

Setback Requirement: The Municipal Code requires a minimum 25 foot setback from a street or roadway. Through a recent Preliminary and Final Plat review for the Skyline Drive Subdivision, a minimum of 100 foot setback from Skyline Drive was required. The Skyline Drive Subdivision is located directly south of the subject property and shares similar topographic constraints and challenges as found on the subject property. During the previously approved Planned Development Designation review for the subject property, it was noted that "...structures built too close to the roadway could result in a corridor affect along the roadway and obstruct the scenic views from Skyline Drive. Structure locations and elevations will need to be developed so that the view of the ridgeline of Skyline Drive is not adversely affected". (Please note, in 1996 a Planned Residential Development was approved for the subject property requiring a minimum 100 foot setback for all structures along Skyline Drive. The City Council later acknowledged the applicant's request to withdraw the Planned Residential Development.) In order to minimize the impact that the proposed residential development may have on Skyline Drive and remaining consistent with previous setback requirements for residential development(s) within the area, a minimum 100 foot setback must be maintained along Skyline Drive. Staff is recommending that the Initial and Final Residential Development Plan be continued to the June 20, 2002 Planning Commission meeting to allow the applicant to adjust the proposed building envelopes to provide a minimum 100 foot setback from Skyline Drive.

Construction Plans: As noted during the review of the associated Preliminary and Final Plat, a revised water and sewer plan must be submitted for review and approval. In addition, the lowest floor elevations of the proposed residences must be identified on the plat to insure sewer gravity flow. Staff is recommending the lowest floor elevations also be shown on the Initial and Final Development Plan to insure that each lot provides a buildable area that can be served by gravity sewer.

Staff is recommending that the Planned Residential Development – Initial and Final Development Plan be continued to the June 20, 2002 Planning Commission meeting to allow the applicant to submit additional information as outlined above.