

STAFF REPORT

July 25, 2002

No. 02PD031 - Planned Residential Development - Initial and Final Development Plan

ITEM 25

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Kelly Construction
REQUEST	No. 02PD031 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 3 of Pine View Terrace, located in the NW1/4 of the SE1/4 and in the SW1/4 of the SE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.22 acres
LOCATION	Northwest of the intersection of Park Drive and Wonderland Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Public District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the August 8, 2002 Planning Commission meeting to allow the applicant time to submit a revised site plan.

GENERAL COMMENTS: This Final Planned Residential Development request has been submitted to allow the development of townhomes on the subject property. The property is located in the southwest quadrant of the intersection of Park Drive and Wonderland Drive. The site plan submitted with this request shows that the townhomes will be located adjacent to Park Drive and a single family dwelling lot will be accessed from Wonderland Drive. The applicant has also submitted an associated Layout, Preliminary and Final Plat (file #02PL068) and a request to rezone the property from Public Zoning District to Low Density Residential Zoning District (file #02RZ35).

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STAFF REVIEW: Staff reviewed the Planned Residential Development request in conjunction with the associated Layout, Preliminary and Final Plat request. The Engineering Division has noted that the platting of property along Park Drive will require the dedication of an additional 17 feet of right of way. Park Drive is classified as an arterial road on the adopted Major Street Plan and as such requires a total right of way width of 100 feet. Currently, the Park Drive right of way abutting the subject property is 66 feet wide.

The subject property is located on the west side of Park Drive north of Corral Drive Elementary School and Southwest Middle School. During the morning drop-off and afternoon pick-up periods, traffic congestion along Park Drive is a major problem. Staff is very concerned with the applicant's proposal to develop townhouse lots along Park Drive that take direct access onto Park Drive. Staff would like the applicant to consider developing the townhouse lots with parking courts rather than standard driveways where vehicles back into the right of way. At minimum, shared approaches for properties taking access directly from Park Drive will be required. The Engineering Division has noted that a minimum distance of 105 feet between shared approaches will be required.

The requirement to dedicate 17 feet of right of way and provide parking courts rather than standard driveway aprons significantly changes the applicant's development plan. The applicant has indicated that a revised development plan will be submitted for review. Therefore, staff is recommending that the Initial and Final Planned Residential Development request be continued to the August 8, 2002 Planning Commission meeting.