

STAFF REPORT

August 8, 2002

No. 02PD031 - Planned Residential Development - Initial and Final Development Plan **ITEM 34**

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 approved with the following stipulations:

Engineering Division Recommendations:

- 1. Shared approaches shall be required for all townhome lots taking access from Park Drive as shown on the Final Development Plans. Any modification to the approach locations as shown on the Final Development Plans shall require a Major Amendment to the Planned Residential Development;**
- 2. A minimum distance of 105 feet shall be required between all shared approaches taking access from Park Drive;**
- 3. That parking courts shall be required for all dwelling units taking access from Park Drive. The parking courts shall be constructed to allow vehicles to circulate on the**

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property and enter the Park Drive right of way in a forward direction;

Fire Department Recommendations:

- 4. The exterior building materials of all dwelling units shall be of a limited combustibility;**

Air Quality Division Recommendations:

- 5. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits**

Urban Planning Division Recommendations:

- 6. Prior to approval of the Final Planned Residential Development, the applicant shall obtain approval from the City Council rezoning the proposed lots to Low Density Residential Zoning District;**
- 7. That all townhomes shall be setback a minimum of 15 feet from the Park Drive right of way. Any garage entrances facing Park Drive shall be setback a minimum of 18 feet from the Park Drive right of way;**
- 8. All provisions of the Off-Street Parking Ordinance and the parking requirements included in the Street Design Criteria Manual shall be continually;**

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 #02RZ035).

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

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minimum distance of 105 feet between shared approaches will be required. **The applicant has submitted revised plans showing parking courts rather than standard driveways and shared approaches meeting the minimum spacing requirement as requested. The redesigned parking courts provide sufficient room for vehicles to maneuver on the property and enter the Park Drive right of way in a forward direction.**

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. **The applicant has submitted a revised development plan including the dedication of 17 feet of right of way and the provision of parking courts as requested. The dedication of 17 feet of right of way and the location of a major drainage easement along the west side of the subject property limits the buildable area of the proposed lots. Staff is recommending that the front yard setback requirements for the proposed townhomes along Park Drive be reduced to 15 feet for the townhome and 18 feet for the townhome garages. The reduction in setback will still provide a clear area between the back of the existing sidewalk and the front of each townhome of 32 feet.**