

STAFF REPORT

August 22, 2002

No. 02PD039 - Planned Residential Development - Initial and Final Development Plan **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Double E LLC
REQUEST	No. 02PD039 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 of the SW1/4 of Section 16, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80 acres
LOCATION	East of the intersection of South Valley Drive and Willowbend Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential II w/Planned Residential Development
South:	County
East:	Low Density Residential II w/Planned Residential Development
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	07/26/2002
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 Final Development Plan approval by the City Council, Preliminary and Final Plat #02PL081 shall be approved;
2. Prior to Final Development Plan approval by the City Council, a revised drainage plan shall be submitted for review and approval;

Fire Department Recommendations:

3. All Uniform Fire Codes must be continually met;

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Air Quality Division Recommendation:

4. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;

Building Inspection Division Recommendation:

5. 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:

6. All provisions of the Low Density Residential II District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Development Plan or a subsequent Major Amendment;
7. A minimum 18 foot rear yard setback for all principal structures shall be provided along Lacebark Lane. A minimum 25 foot rear yard setback for all principle structures shall be maintained along Willowbend Road. In addition, a minimum 25 foot front yard setback shall be maintained throughout the proposed development. Any future proposed reductions to setback(s) shall require a Major Amendment;
8. Townhomes and/or single family residences shall be allowed along Lacebark Lane. Single family residences only shall be allowed along Willowbend Road
9. The proposed single family and townhome development shall conform to the design features submitted as a part of this Planned Residential Development;
10. A monument sign, displaying the name of the subdivision, shall be allowed on the property with the approval of a Minimal Amendment to be reviewed and approved by the Planning Director. The monument sign shall not exceed four feet by eight feet and shall not be back lit. Any alterations from the specified design features will require a Major Amendment to the Planned Residential Development;
11. 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.

GENERAL COMMENTS:

The applicant is requesting approval of an Initial and Final Residential Development Plan to allow for a combination of single family and townhome development on a portion of the subject property. The balance of the site is identified as future residential development and will be maintained as an open area until a final development plan has been completed for this area of the property. The applicant has also submitted a Rezoning request to change the zoning on the subject property from General Agriculture District to Low Density Residential II District. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into 31 residential lots. (See companion items #02RZ034 and 02PL081.)

On July 10, 2000, a Layout Plat was approved for a 160 acre parcel to be known as the "Plum Creek Development". The Layout Plat includes the subject property. The property is

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located east of the intersection of South Valley Drive and Willowbend Road and is currently void of any structural development.

STAFF REVIEW:

During the review of the Initial and Final Planned Residential Development, staff identified the following issues:

Design Features: The applicant has indicated that townhomes and/or single family residences will be constructed along Lacebark Drive. In addition, the applicant has indicated that single family residences only will be constructed along Willowbend Road. The proposed single family residences and townhomes will be one and/or two story structures and constructed with a combination of wood, brick, rock, dry-vit, glass and simulated siding. Staff is recommending that the single family residences and townhomes conform to the design plans submitted as part of this Planned Residential Development.

Setbacks: The applicant is requesting that an 18 foot rear yard setback be allowed for the principal structure(s) in lieu of the required 25 foot setback along Lacebark Lane. The applicant has indicated that a minimum 25 foot rear yard setback will be provided along the balance of the lots located adjacent to Willowbend Road. In addition, the applicant has indicated that a minimum 25 foot front yard setback will be provided on all of the lots. The applicant has indicated that the reduced rear yard setback is requested due to the configuration of the proposed lot(s) and in order to maintain a minimum 25 front yard setback that also serves as a parking apron in front of the proposed residential structures. Staff is recommending that the rear yard setback be allowed with the stipulation that a minimum 25 foot front yard setback be maintained. Any future proposed reduction(s) to the front yard setback will require a Major Amendment to the Planned Residential Development.

Lighting and Signage: The applicant has indicated that other than street lighting and exterior lighting, no other lighting is proposed within the development. The applicant has also indicated that a monument sign displaying the name of the subdivision may be located within this phase of the development. To date, the location of the sign has not been determined. As such, staff is recommending that a monument sign, displaying the name of the subdivision, be allowed on the property with the approval of a Minimal Amendment requiring the review and approval of the Planning Director. The monument sign may not exceed four feet by eight feet and may not be back lit. Any alterations from the specified design features will require a Major Amendment to the Planned Residential Development.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, fire hydrants must be in place and operational, providing a minimum 1,000 gallons per minute at 20 psi, prior to any building construction. In addition, all weather access roads must be in place prior to any building construction. All streets, driveways, turnarounds, cul-de-sacs and road grades shall be in accordance with the City Street Design Criteria Manual and the Uniform Fire Code requirements. Street signs and lot addresses

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must be posted prior to or in conjunction with building construction. Staff is recommending that the Uniform Fire Code be continually met as outlined above.

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 August 22, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.