

STAFF REPORT

September 26, 2002

No. 02PD046 - Planned Residential Development - Initial Development Plan ITEM 43

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for West Hills Village
REQUEST	No. 02PD046 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Tract B of Minnesota Ridge Subdivision located in the NW1/4 of the SE1/4 of Section 13, T1N, R7E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.3 acres
LOCATION	On Alta Vista Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Commercial Development
South:	Low Density Residential District/Office Commercial District w/Planned Commercial Development
East:	Low Density Residential District/Office Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/30/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Initial Planned Residential Development be approved with the following stipulations:

Engineering Division Recommendations:

1. A Preliminary and Final Plat shall be reviewed and approved to create individual townhome lots prior to or in conjunction with approval of a Final Planned Residential Development;
2. Upon Final Planned Residential Development submittal, a water and sewer plan prepared by a Professional Engineer shall be submitted for review and approval;
3. Upon Final Planned Residential Development submittal, a grading plan and geotechnical

STAFF REPORT

September 26, 2002

No. 02PD046 - Planned Residential Development - Initial Development Plan ITEM 43

- information shall be submitted for review and approval;
4. Upon Final Planned Residential Development submittal, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that all requirements of the Rapid City Drainage Criteria Manual are being met. In addition, the drainage plan shall be coordinated with drainage from the Minnesota Ridge development located directly south of the subject property to insure that the proposed development complies with the South Robbinsdale Drainage Basin Plan;
 5. Upon Final Planned Residential Development submittal, the site plan shall be revised to provide a minimum 50 foot separation from the Alta Vista Drive/proposed cul-de-sac intersection and the driveway to the most northern townhome unit as required by the Street Design Criteria Manual;
 6. Upon Final Planned Residential Development submittal, design plans for the retaining wall(s) shall be submitted for review and approval. In particular the design plans shall demonstrate that the retaining wall located along Alta Vista Drive does not interfere with the sidewalk(s);
 7. Prior to Final Planned Residential Development and/or Preliminary and Final Plat review and approval, a Special Exception to the Street Design Criteria Manual allowing one street to serve as exclusive access to more than 40 dwelling units or a second access street to the proposed subject property shall be provided;

Fire Department Recommendations:

8. Prior to Final Planned Residential Development submittal, the applicant shall work with the Fire Department to insure that the proposed landscaping island located in the terminus of the proposed cul-de-sac allows fire apparatus access or the landscaping island shall be revised and/or eliminated as needed;
9. Prior to issuance of a building permit, fire hydrants shall be in place and operational;
10. 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;
11. All residential structure(s) shall be sprinklered as required by the Uniform Fire Code;

Transportation Planning Division Recommendations:

12. Prior to Final Planned Residential Development submittal, the applicant shall demonstrate that the proposed landscaping island located in the terminus of the proposed cul-de-sac shall accommodate transit vehicles or the landscaping island shall be revised and/or eliminated as needed;

Air Quality Division Recommendations:

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

Building Inspection Division Recommendations:

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

STAFF REPORT

September 26, 2002

No. 02PD046 - Planned Residential Development - Initial Development Plan ITEM 43

Urban Planning Division Recommendations:

15. Upon Final Planned Residential Development submittal, a sign package shall be submitted for review and approval. In particular, the sign package shall demonstrate that the proposed signs to be located at the entrance of the subject property do not encroach into the site triangle;
16. Upon Final Planned Residential Development submittal, a lighting package shall be submitted for review and approval;
17. Upon Final Planned Residential Development submittal, a complete landscaping plan shall be submitted for review and approval. In particular, the landscaping plan shall demonstrate that the proposed trees to be located along Alta Vista Drive do not interfere with water and sewer lines;
18. Upon Final Planned Residential Development submittal, a revised site plan shall be submitted providing a minimum 18 foot front yard setback or any encroaching structure(s) shall be relocated and/or reduced to provide a minimum 18 foot front yard setback;
19. Upon Final Planned Residential Development submittal, elevations for the proposed retaining wall(s) shall be submitted for review and approval. In addition, the site plan shall be revised to clearly delineate the location of the proposed retaining wall(s);
20. Upon Final Planned Residential Development submittal, elevations for the proposed transit shelter shall be submitted for review and approval;
21. Upon Final Planned Residential Development submittal, a list of building materials for all structural development shall be submitted for review and approval; and,
22. All provisions of the Low Density Residential II District shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Residential Development or the Final Planned Residential Development or a subsequent Major Amendment.

GENERAL COMMENTS:

The applicant is requesting approval of an Initial Planned Residential Development to allow 23 or 24 duplex and/or triplex cottages to be located on the above legally described property. The applicant has indicated that the cottages will be used as independent care housing for the elderly and is an extension of the housing and medical services currently provided by West Hills Village.

The applicant has indicated that the 4.3 acre parcel is being developed as a townhome development lot. Individual townhome lots for each of the proposed townhome(s) will eventually be platted as final design plans are completed. In addition, a Final Planned Residential Development Plan will be submitted for review and approval.

The property is located approximately 200 feet south of the Annamaria Drive/Alta Vista Drive intersection on the east side of Alta Vista Drive. The property is currently void of any structural development. The applicant's site plan identifies an approximate 520 foot long cul-de-sac extending east from Alta Vista Drive to serve as access to the proposed residential development.

STAFF REPORT

September 26, 2002

No. 02PD046 - Planned Residential Development - Initial Development Plan ITEM 43

STAFF REVIEW:

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

Design Features: The applicant has submitted building elevations identifying that the proposed duplex and/or triplex buildings will be one story structures, some with walk-out basements. The applicant's site plan also identifies that a transit shelter is proposed to be located at the entrance to the development. To date, the applicant has not identified the construction material for the structures. Staff is recommending that a list of building materials for all structural development and elevations for the transit shelter be submitted for review and approval upon submittal of the Final Development Plan.

The applicant has indicated that a retaining wall will be located along Alta Vista Drive and between the residential structures. Staff is recommending that elevations for the proposed retaining wall(s) be submitted for review and approval upon submittal of the Final Development Plan. In addition, the site plan must be revised to clearly delineate the location of the proposed retaining wall(s).

Lighting and signage: The applicant's site plan identifies two signs to be located at the entrance of the proposed development. The Engineering Division has indicated that the signs appear to be located within the site triangle of the Alta Vista Drive/proposed cul-de-sac intersection. Staff is recommending that a sign package, showing elevations of all proposed signs, be submitted for review and approval upon submittal of a Final Development Plan. In particular, the sign package must demonstrate that the proposed signs do not encroach into any site triangles.

The applicant's site plan identifies the location of three light poles within the proposed residential development. To date, a lighting package has not been submitted identifying the type and style of the proposed lighting. Staff is recommending that a complete lighting package be submitted for review and approval upon submittal of the Final Development Plan.

Landscaping Plan: The applicant's site plan identifies that the landscaping, as shown on the plan, is conceptual and that final location and species has not been determined. The Engineering Division has indicated that any proposed landscaping along Alta Vista Drive must be planted so as to not interfere with the water and sewer lines along the roadway.

The applicant's site plan also shows a landscaping island to be located in the middle of the cul-de-sac, at the most southern terminus of the cul-de-sac. The Fire Department has indicated that the applicant must work with the Fire Department to insure that the proposed landscaping island does not interfere with fire apparatus access. In addition, the Transportation Division has indicated that the landscaping island must not impede transit vehicle access. Staff is recommending that a complete landscaping plan be submitted for review and approval upon Final Development Plan submittal and that the landscaping island

STAFF REPORT

September 26, 2002

No. 02PD046 - Planned Residential Development - Initial Development Plan ITEM 43

be revised and/or eliminated as determined by the Fire Department and/or the Transportation Division.

Setbacks: The applicant's site plan identifies a front yard setback to the residential structures varying between 15 feet and 64 feet within the townhome development lot. In addition, a rear yard setback varying from 11 feet to 25 feet is being provided. (It appears that a minimum 12 foot side yard setback is being provided throughout the development.) The Low Density Residential District II requires a minimum 25 foot rear and front yard setback for residential structures. However, the Planning Commission has allowed reduced setbacks within Planned Residential Developments when a minimum 18 foot front yard setback is provided in front of the proposed garages in order to insure a vehicle may be parked in the driveway without overhanging into the public right-of-way or across the sidewalk in violation of the Zoning Ordinance. The applicant has indicated that topographic constraints located along the south and a portion of the west of the subject property limit the building potential on the balance of the property. As such, staff is recommending that the proposed front and rear yard setbacks be allowed as proposed with the stipulation that a minimum 18 foot front yard setback be provided on each townhome lot.

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. In addition, the Fire Department has indicated that fire sprinkler system(s) must be provided in the residential structures due to the intended occupants of the structures and the site layout. Staff is recommending that the requirements of the Uniform Fire Code be continually met.

Platting: Chapter 17.50.020 of the Rapid City Municipal Code states that "...proposed individual townhouse lot lines for a group of townhouses shall be submitted on a site plan and approved prior to issuance of a building permit. Following the start of construction, the final location of individual townhouse lots shall be determined and platted". As such, staff is recommending that a Preliminary and Final Plat be reviewed and approved prior to or in conjunction with approval of a Final Residential Development Plan.

STAFF REPORT

September 26, 2002

No. 02PD046 - Planned Residential Development - Initial Development Plan ITEM 43

As previously noted, the applicant has indicated that the 4.3 acre parcel is being developed as a townhome development lot. Individual townhome lots for each of the proposed townhome(s) will eventually be platted as final design plans are completed. Chapter 17.50.030.I. of the Rapid City Municipal Code states that "...individual townhouse lots shall have a minimum of 300 square feet of open space. A townhouse development lot shall have a total of six hundred square feet of open space per unit overall". The proposed townhome development lot provides approximately 4,000 square feet of open space per unit. The applicant should be aware that upon submittal of a Preliminary and Final Plat, a minimum of 300 square feet of open space must be provided for each individual townhome lot.

As a part of a Preliminary and Final Plat review and/or a Final Residential Development Plan review, sewer and water plans must be submitted for review and approval. In addition, geotechnical information and a grading plan must be submitted for review and approval. The Engineering Division has also indicated that a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that all requirements of the Rapid City Drainage Criteria Manual are being met. In addition, the drainage plan must be coordinated with drainage from the Minnesota Ridge development located directly south of the subject property to insure that the proposed development complies with the South Robbinsdale Drainage Basin Plan. The proposed drainage drop at the south end of the proposed cul-de-sac appears problematic. As such, storm sewer extension(s) may be needed. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of the Final Residential Development Plan.

Access: As previously indicated, the applicant's site plan identifies an approximate 520 foot long cul-de-sac extending east from Alta Vista Drive to serve as access to the proposed residential development. The Engineering Division has indicated that complete road construction plans must be submitted for review and approval upon submittal of the Final Residential Development Plan. In addition, the site plan must be revised to provide a minimum 50 foot separation from the Alta Vista Drive/proposed cul-de-sac intersection and the driveway to the most northern townhome unit as required by the Street Design Criteria Manual.

Currently, Alta Vista Drive serves as exclusive access to 28 lots and 12 proposed lots, as identified on Preliminary Plat #02PL011, for a total of 40 lots. 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". The proposed 24 unit townhome development will result in a total of 63 dwelling units with exclusive access from Alta Vista Drive. As such, prior to Final Residential Plan and/or Preliminary and Final Plat approval the applicant must either obtain a Special Exception allowing one street to serve as exclusive access to more than 40 dwelling units or a second access street to the proposed subject property must be provided.

STAFF REPORT

September 26, 2002

No. 02PD046 - Planned Residential Development - Initial ITEM 43
Development Plan

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 September 26, 2002 Planning Commission meeting if these requirements have not been met.