

STAFF REPORT

February 6, 2003

No. 02PD068 - Major Amendment to a Planned Unit Development

ITEM 22

GENERAL INFORMATION:

PETITIONER	Brian Moser
REQUEST	No. 02PD068 - Major Amendment to a Planned Unit Development
EXISTING LEGAL DESCRIPTION	Lot 5 of Block 1 of Skyview South Subdivision located in Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.99 acres
LOCATION	2100 Huntington Place
EXISTING ZONING	Low Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District w/Planned Residential Development
East:	Park Forest District
West:	Low Density Residential District w/Planned Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/13/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to the Planned Unit Development be **approved with the following stipulations:**

Fire Department Recommendations:

1. The driveway grade shall not exceed sixteen percent as per the Street Design Criteria Manual;
2. A hammerhead turnaround to accommodate fire apparatus shall be constructed at the end of the driveway;
3. The driveway shall be constructed with a minimum width of 20 feet. In addition, the first fifty feet of the driveway shall be paved with the balance of the driveway constructed with an all weather surface;

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Planning Department Recommendations:

4. **All previous conditions of approval for Final Unit Development Plan #99PD030 shall be continually met; and,**
5. **The building envelope on Lot 5, Block 1, Skyview South Subdivision shall be extended 110 feet into the subject property.**

GENERAL COMMENTS:

This item was continued at the January 9, 2003 Planning Commission meeting to allow the applicant to submit a driveway grade design for review and approval. On January 14, 2003 a design showing the driveway grade as requested was submitted for review and approval. This Staff Report has been revised as of January 25, 2003. All revised and/or added text is show in bold print. The applicant is requesting approval of a Major Amendment to the Skyview South Planned Unit Development to increase the building envelope on the above legally described property. The property is located at the eastern terminus of Huntington Place and is currently void of any structural development.

On May 1, 2000, a Final Planned Unit Development was approved for the Skyview South Subdivision to allow ten residential lots along Huntington Place. The Planned Unit Development was approved with seven stipulations. Two of the stipulations address the "building envelopes" and are as follows: "1) Only single-family residences and accessory structures as allowed by the Zoning Ordinance may be constructed and only in accordance with the identified building envelopes; and, 2) All bulk, height and density requirements of the Low Density Residential Zoning District shall apply to this development except that building shall not be constructed outside of the approved building envelopes".

The existing building envelope creates a flag pole configuration within the boundaries of the lot. The applicant is requesting to increase the building envelope 100 feet further to the rear of the lot in order to construct a 62 foot X 60 foot single family residence on the property.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Planned Unit Development and has offered the following considerations:

Engineering Division: The Engineering Division has indicated that upon submittal of a building permit, a site plan must be submitted identifying all structural features required for stabilizing the construction. In addition, construction will not be permitted within the Major Drainage Easement located within the rear of the lot. The Engineering Division has also indicated that a water plan showing the extension of a water line on the property must be submitted for review and approval if the Fire Department determines that an on-site fire hydrant must be provided.

Fire Department: During the review of the original Planned Unit Development, staff noted concerns with several of the driveway grades identified on the plan. The Fire Department also voiced concern with Fire Department apparatus access and turnarounds on lots where the residence(s) may exceed a distance of 150 feet from the front of the lot. As such,

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building envelopes were established.

The Fire Department has indicated that if the driveway on the subject property exceeds 150 feet in length, a fire department apparatus turnaround will be required. The turnaround may be designed as a cul-de-sac or "T". The Fire Department has also indicated that the slope of the driveway may not exceed 16%. In addition, the driveway must be wide enough to accommodate fire apparatus, or a minimum of 20 feet in width as required by Uniform Fire Code. If these requirements can not be met then the residence must be sprinklered. In addition, a Wild Land Fire Mitigation Plan must be implemented. **As previously indicated, the applicant submitted a driveway grade design for review and approval on January 14, 2003. The driveway grade design identifies a maximum driveway grade of 15%. In addition, the site plan shows a hammerhead turnaround at the end of the driveway next to the proposed residence. The Fire Department is recommending that the driveway width be a minimum of 20 feet and that the first fifty feet of the driveway be paved. In addition, the balance of the driveway must be constructed with an all weather surface.**

The sign has been posted on the property and the certified mailing receipts have been returned. Staff has received one call of inquiry regarding the proposed development.