

STAFF REPORT

February 6, 2003

No. 03PD002 - Planned Development Designation

ITEM 30

GENERAL INFORMATION:

PETITIONER

Centerline Inc. for Larry Lewis and Kenneth Kirkeby

REQUEST

No. 03PD002 - Planned Development Designation

EXISTING

LEGAL DESCRIPTION

A tract of land located in Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of the unplatted balance of Tract SB of Springbrook Acres, said corner being coincident with the southeast corner of Lot 1 of Sandstone Ridge Subdivision and said corner being marked by a rebar with cap number 1019; thence, South 00 degrees 02 minutes 11 seconds East, along the easterly boundary of said unplatted balance of Tract SB of Springbrook Acres, a distance of 478.94 feet, more or less, to a point marked by a rebar with cap number 6565; thence, South 88 degrees 30 minutes 54 seconds West, a distance of 1,202.59 feet, more or less, to a point along the northeasterly boundary of Lot 19R2 of Fairway Hills PRD, said point being marked by a rebar with 1771 cap; thence, North 45 degrees 00 minutes 59 seconds West, continuing along the northeasterly boundary of Lot 19R2 of Fairway Hills PRD and the westerly boundary of the unplatted balance of Tract SB of Springbrook Acres, a distance of 166.77 feet, more or less, to a point marked by a rebar with 1771 cap; thence, North 01 degrees 05 minutes 21 seconds West, continuing along the westerly boundary of the unplatted balance of Tract SB of Springbrook Acres, a distance of 6.25 feet, more or less, to a point marked by a rebar with 1771 cap; thence, North 00 degrees 03 minutes 18 seconds East, continuing along the westerly boundary of said unplatted balance of Tract SB, a distance of 55.33 feet, more or less, to the southeasterly corner of Lot 3R of Sandstone Ridge Subdivision, said point being marked by a rebar with 6565 cap; thence, North 00 degrees 03 minutes 18 seconds East, continuing along the westerly boundary of said unplatted balance of Tract SB and the easterly boundary of Lot 3R of Sandstone Ridge Subdivision, a distance of 248.63 feet, more or less, to the a point marked by a rebar with "Arleth" cap; thence, North 00 degrees 07 minutes 09 seconds East, continuing along the westerly boundary of said unplatted balance of Tract SB of Springbrook Acres and the southerly boundary of Lot 2 of Sandstone Ridge

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PROPOSED LEGAL DESCRIPTION	Subdivision, a distance of 85.44 feet, more or less, to the northwest corner of the unplatted balance of Tract SB of Springbrook Acres, said point being marked by a rebar with "Arleth" cap; thence, South 89 degrees 51 minutes 04 seconds East, along the northerly boundary of said unplatted balance of Tract SB of Springbrook Acres and the southerly boundaries of Lots 1 and 2 of Sandstone Ridge Subdivision, a distance of 1,319.49 feet, more or less, to the point of beginning Parcel A of Tract SB of Springbrook Acres Addition, Tract SB Revised of Springbrook Acres Addition, and Lot 19R3 of Fairway Hill PRD located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.92 acres
LOCATION	East of Fairway Hills and Sandstone Ridge Subdivision
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District/Planned Residential Development
South:	Park Forest District
East:	Park Forest District
West:	Medium Density Residential District/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/10/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved with the condition that no sign permits or billboards be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS:

The applicant has submitted a Planned Development Designation for the above legally described property. In addition, the applicant has submitted a Preliminary and Final Plat to subdivide a 1.68 acre lot and a 63.130 acre parcel into three lots, including the subject property. The proposed lots will be 14.92 acres, 27 acres and 24 acres in size, respectively,

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and will be known as Parcel A, Lot 19R3 and Tract SB Revised. The subject property, or Parcel A, is located in the northern portion of the property. Currently, a single family residence and a stable are located on proposed Lot 19R3. The balance of the property is void of any structural development.

The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to improve any of the adjacent roadways. In addition, the applicant has submitted a second Planned Development Designation request for Tract SB. (See companion items #03PL002, 03SV005 and 03PD003.)

On January 20, 2003, the City Council, acknowledged the applicant's request to deny without prejudice a Preliminary and Final Plat to subdivide the subject property into two lots leaving a non-transferable balance. In addition, the City Council acknowledged the applicant's request to deny without prejudice a Variance to the Subdivision Regulations to allow a sidewalk along one side of the Holiday Lane cul-de-sac. (File # 02PL006 and #02SV006.)

STAFF REVIEW:

The applicant is requesting that a Planned Development Designation be approved in order to serve as surety for the roadway improvements associated with the Preliminary and Final Plat. In particular, the applicant has indicated that construction plans for Holiday Lane will be submitted as a part of an Initial and Final Planned Residential Development. The property is currently owned by Larry Lewis and Kenneth Kirkeby. The applicant has indicated that the property is being subdivided as identified in order to separate the ownership of the three lots between the two current owners. The Planning Commission and the City Council have allowed Planned Development Designations to serve as surety when large lots are being platted and when the future development of these lot(s) may require additional internal road networking on an experimental basis only. The applicant should be aware that during the review of the Planned Residential Development-Initial and Final Development Plan, consideration will be given as to whether Holiday Lane should be extended to the north lot line to provide road connectivity to the adjacent property or constructed as a permanent cul-de-sac. In addition, intermediate turnarounds will be required if Holiday Lane exceeds 600 feet in length.

The Fire Department has indicated that the property is located in a moderate to high Wild Fire Hazard Area. As such, the Fire Department has indicated that the applicant must work with the Fire Department to design and implement a Fire Mitigation Plan prior to approval of a Final Development Plan.

The Fire Department has also indicated that any private driveways in excess of 150 feet must provide an emergency turnaround area to accommodate Fire Department apparatus as required by the Uniform Fire Code. In addition, driveway grades may not exceed 16%. Prior to approval of a Final Development Plan, the applicant must demonstrate compliance with the Uniform Fire Code.

The Planned Development Designation will allow the City to adequately address site specific issues at the time a development proposal is prepared. According to the Planned

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Development Ordinance, no building permits or off-premise sign permits will be permitted until such time as a Final Development Plan is approved.

The sign has been posted on the property and the receipts from the certified mailing have been returned. To date, staff has not received any calls or inquiries regarding this proposal.