

STAFF REPORT

March 6, 2003

No. 03PD007 - Planned Residential Development - Final ITEM 36 Development Plan

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for West Hills Village
REQUEST	No. 03PD007 - Planned Residential Development - Final 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	Along Alta Vista Drive
EXISTING ZONING	Medium Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Commercial Development
South:	Low Density Residential District
East:	Low Density Residential District and Office Commercial District w/Planned Commercial Development
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/10/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Final Planned Residential Development be continued to the March 27, 2003 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant is requesting approval of a Final Planned Residential Development to allow duplex and/or triplex cottages for a total of eight units 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 also indicated that the

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eight cottages are proposed as phase one of an independent care housing development that will ultimately provide 24 cottages. In addition, nine units will be proposed as phase two of the development and seven additional units will be proposed as phase three of the development. In addition to the initial eight units, the applicant has indicated that phase one will include dirt work and foundation(s) for the first three units that will be constructed as a part of phase two.

On November 21, 2002, the Planning Commission approved an Initial Planned Residential Development to allow 24 cottages to be located on the property. The property is located approximately 200 feet south of the Annamaria Drive/Alta Vista Drive intersection on the east side of Alta Vista Drive and is currently void of any structural development.

STAFF REVIEW:

During the review of the Final Residential Development Plan, staff identified the following considerations:

Phasing Schedule: As previously indicated, the property will be developed in three phases. Currently, 43 lots and/or dwelling units are accessed exclusively from Alta Vista Drive, three more in excess of the forty dwelling units allowed via one point of access. The City Council has previously approved a Special Exception to allow 15 dwelling units, including 12 of the proposed cottages, for a total of 53 units to be accessed exclusively from Alta Vista Drive. The applicant should be aware that future phases of the development beyond twelve units will require that the City Council approve a Special Exception to allow more than 53 dwelling units to be accessed via one street or a second point of access to the property must be provided.

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 structures will have a peaked asphalt shingled roof and will be constructed of a combination wood, brick, fiber cement lap siding and trim, concrete glass and will be earth tone in color. The applicant's site plan also identifies that a transit shelter is proposed to be located at the entrance to the development. The transit shelter measures 8 feet X 16 feet and is a one story structure, open along the north side to serve as a waiting area for transit user(s). The transit shelter will also be constructed with a peaked asphalt shingled roof and will be constructed with the same building materials as the proposed cottages. In addition, the transit shelter will also be earth tone in color. Staff is recommending that the building(s) and transit shelter conform architecturally to the plans and elevations submitted as part of this Final Planned Residential Development.

Lighting and signage: The applicant's site plan identifies a 3 foot wide X 6.5 foot high monument sign to be located at the entrance of the development. The sign will be illuminated with a flood light shining away from the right-of-way onto the face of the sign. The sign is located outside of the sight distance triangle and will be constructed of a combination brick, weathered steel plate with brushed stainless steel lettering. In addition,

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the sign will be earth tone in color to match the cottages and transit shelter.

The applicant's site plan identifies that 15 street lights will be located along the interior driveway. The street lights are not a typical design used by the City; however, the driveway is a private road and will be maintained by the property owner. As such, the Engineering Division has recommended approval of the unique design of the interior street lights may be allowed with the condition that the applicant maintain the street lights. The Engineering Division has also indicated that a conventional street light must be installed at the entrance to the development. The street light located at the entrance to the development must comply with the City design requirements and will be maintained by the City. Staff is recommending that a revised light package be submitted identifying the conventional street light at the entrance as identified.

Setbacks: The applicant's site plan identifies a minimum 18 foot front yard setback for each of the residential structures. In addition, a minimum rear yard setback of 25 feet is being provided. 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 yard setbacks be allowed as proposed with the stipulation that a minimum 18 foot front yard setback be provided on each townhome lot and that a minimum 25 foot rear yard setback be provided.

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.

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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 applicant has indicated that other than the sidewalk design, the road will be built to City Street Design Standards but will be maintained as a private driveway. The applicant has requested consideration to allow a four foot wide sidewalk in lieu of a five foot wide sidewalk to be constructed along both sides of the interior driveway. The applicant has indicated that reducing the sidewalk dimension will allow a minimum 18 foot parking apron to be provided in front of each cottage. The Engineering Division has indicated that four foot wide sidewalks may be allowed since the interior driveway will be maintained as a private drive with the stipulation that no parking signs be posted along the private drive.

The Fire Department has indicated that a 90 foot wide diameter, curb to curb, within the cul-de-sac is acceptable with the stipulation that no parking signs also be posted within the cul-de-sac.

Register of Deed's Office: The Register of Deed's Office has indicated that a revised street name must be submitted for review and approval for the proposed interior driveway. "West Hills" is a common name and similar to many other existing road names within the community. Staff is recommending that a revised road name be submitted for review and approval prior to Planning Commission approval.

Retaining Wall/Slope Stability: The applicant's site plan identifies that a retaining wall will be located along Alta Vista Drive. Adequate elevations have not been submitted to demonstrate the stability of the proposed retaining wall design. In addition, the Engineering Division has indicated that the finished grade contours are not shown on the plans for that area abutting Alta Vista Street. The plans must be revised and resubmitted addressing the stability of side slopes within this area. In addition, geotechnical information must be submitted to address those 2:1 or greater slopes. Staff is recommending that the Final Planned Residential Development be continued to the March 27, 2003 Planning Commission meeting to allow the applicant to submit the additional information as identified.

Drainage: The Engineering Division has indicated that a revised drainage plan must be submitted for review and approval. In particular, 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 discharge proposed onto Alta Vista Drive is unacceptable. The storm sewer must be extended south to coordinate with the adjacent development as identified. The drainage plan must also show all roof drainage routed to the cul-de-sac. In addition, a revised grading plan addressing the revised drainage plan must be submitted for review and approval. Staff is recommending that the Final Planned

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Residential Development be continued to allow the applicant to submit a revised drainage and grading plan.

Notification Requirement: As of this writing, the sign has been posted on the property; however, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the March 6, 2002 Planning Commission meeting if this requirement has not been met.