

STAFF REPORT

April 10, 2003

No. 03PD014 - Initial and Final Development Plan - Planned Residential Development **ITEM 26**

GENERAL INFORMATION:

PETITIONER	Chris Connelly and Chad Myers
REQUEST	No. 03PD014 - Initial and Final Development Plan - Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 35-38 of Lot 3 in the NE1/4 NW1/4, Block 2, Schamber Section 9, NE1/4 NE1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .83 acres
LOCATION	3925 Canyon Lake Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District/Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/11/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Initial and Final Development Plan for a Planned Residential Development be continued to the April 24, 2003 Planning Commission Meeting to allow the applicant time to submit additional information.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Development Plan for a Planned Residential Development. The submitted site plan proposes the construction of two apartment buildings with eight unit multi-family dwelling units in each building. Each building is two stories with a footprint of approximately 4,368 square feet. At the site there is currently an existing single family dwelling unit.

The site is located at the southeast corner of Canyon Lake Drive and Monte Vista Drive. The site is currently zoned Medium Density Residential, and it is approximately 36,154 square feet in area. The maximum density allowed on the site is 20 dwelling units. The

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applicant is proposing 16 units, which is within the maximum density the lot would allow.

The applicant is proposing to develop on four lots utilized as a single developmental lot; however, the applicant is proposing to construct two separate smaller apartment buildings in order to maintain the architectural integrity of the neighborhood. The applicant is applying for the Planned Residential Development designation in order to allow more than one structure on the developmental lot.

STAFF REVIEW: Staff has reviewed the proposed Planned Residential Development – Initial and Final Development Plan and has noted the following major issues:

Drainage: The drainage plan submitted shows the storm water flowing from the site towards Monte Vista Drive. However, the topography at the site would prevent the water from draining in this direction. Additional information including a complete grading plan needs to be submitted in order for City Staff to ensure that the site drainage will function properly. The amount of grading needed in order for the water to run towards Monte Vista Drive would require a retaining wall to be located somewhere on the east side of the site. City Staff will need to see the locations, dimensions, materials, etc. of any retaining walls located on the site prior to Planning Commission approval. In addition, information regarding the existing and proposed topography needs to be submitted in order to ensure the site will function properly.

Utilities: A revised site plan showing additional information regarding existing utilities at the site and any proposed utilities will need to be submitted in order to determine if the site will function adequately. The size and locations of all utilities at the site will need to be reviewed; in addition, all fire hydrants at the site will need to be shown on a revised site plan in order to ensure that the site will function properly and safely.

Sidewalks: A revised site plan showing sidewalks at the site will need to be submitted prior to approval by the Planning Commission to ensure the safety for all pedestrians at the location. The proposed development has the potential to dramatically increase the intensity and density of use from the existing development. In addition, the pavement width of Monte Vista Drive is 22 feet, which does not allow sufficient room for pedestrians and automobiles to safely use the same space. With the increased residential density at the site, sidewalks will need to be built to ensure that pedestrians will have safe access to the pedestrian opportunities along Canyon Lake Drive.

Entrance: A revised a site plan showing the dimensions of the approach at the site will need to be submitted in order to ensure proper width, which is in compliance with the City of Rapid City Street Design Criteria Manual. In addition, the turning radius of all approaches shall be shown to allow all emergency vehicles ingress and egress at the site.

Setbacks: A revised site plan showing compliance with all setbacks at the site needs to be submitted prior to Planning Commission approval. It appears that the required front yard setback of 25 feet is not being met off of Canyon Lake Drive. A revised site plan showing

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compliance with the proposed setback needs to be submitted in order for the development to meet all light, air, and open space requirements set forth by the City of Rapid City Municipal Code for the Medium Density Residential Zoning District. Due to the density of the proposed development and the traffic levels experienced along Canyon Lake Drive, staff does not anticipate supporting any reduction in the minimum setbacks from Canyon Lake Drive.

Landscaping: The submitted site plan appears to meet the minimum required landscaping points. A lot with 36,154 square feet and structural footprints with 8,736 square feet requires 27,418 landscaping points. The site plan shows 53,108 landscaping points which exceeds the minimum requirement of 27,418. However, a site plan showing the type of shrubs proposed for the opaque hedge needs to be submitted prior to Planning Commission approval.

Staff is recommending that the request be continued to the April 24, 2003 Planning Commission meeting to allow time for the applicant to address the previously stated concerns for the development.

As of this writing, the receipts from the certified mailing have not been returned; however, the Planned Residential Development Plan sign has been posted on the property. Staff will notify the Planning Commission at the April 10, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has not received any calls or letters concerning the proposed Planned Residential Development – Initial and Final Development Plan.