

STAFF REPORT

June 5, 2003

No. 03PD023 - Major Amendment to a Planned Residential Development ITEM 24

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for West Hills Village
REQUEST	No. 03PD023 - Major Amendment to a Planned Residential Development
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	05/09/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

Engineering Division Recommendations:

1. Revised plans shall be submitted prior to issuance of a building permit showing a single water tap as proposed;
2. Prior to issuance of a building permit, recorded copies of permanent access easements granting the city access to water shut-off valves shall be provided;

Fire Department Recommendations:

3. All Uniform Fire Codes shall be continually met;

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4. Fire Hydrants shall be required and located as per City Uniform Fire Code requirements;
5. All new Fire Hydrants shall be in place and operational prior to any building construction and provide at a minimum 1500 gpm/20 psi;
6. Street signs and individual lot addresses shall be posted prior to or in conjunction with building construction;
7. Structures shall be fully fire sprinklered as per the Uniform Fire Code;

Building Inspection Division Recommendations:

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

Urban Planning Division Recommendations:

9. The residential development shall conform architecturally to the plans and elevations submitted as part of this Final Planned Residential Development;
10. All stipulations of the Original Planned Residential Development – Initial and Final Development Plan shall be met at all times;
11. All lighting shall be constructed in a way to maximize safety and minimize the impacts on surrounding land uses;
12. Prior to Planning Commission approval, a revised site plan shall be submitted showing compliance with all minimum required setbacks from property lines;
13. A Special Exception to allow more than 53 dwelling units with an exclusive access point shall be obtained or a second point of access shall be provided prior to any construction beyond 53 dwelling units;
14. Landscaping at the site shall be constructed in accordance with the approved landscaping plan;
15. All provisions of the Medium Density Residential Zoning District shall be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment; and,

Air Quality Division Recommendations:

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

GENERAL COMMENTS: The applicant is requesting approval of a Major Amendment to a Planned Commercial Development to allow construction of Phases II and III of a residential development for an independent care housing facility for the elderly which is an integral part of the housing and medical services currently provided by West Hills Village. This residential development consists of duplex and/or triplex cottages. Phase 1 of this development was approved on March 27, 2003 by the Planning Commission for 8 units. The applicant is now requesting approval to construct an additional 16 units for Phase II and Phase III.

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. Phase I of the development is currently under construction.

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STAFF REVIEW: Staff has reviewed the following Major Amendment to the Planned Residential Development and has noted the following issues:

Special Exception: The proposed development will exceed the 40 unit rule for the number of units located with one point access. The proposed additional 16 units will put the total number of units that access Alta Vista Drive below Anamaria Drive at 67 dwelling units. This development previously was granted a special exception for 12 units, part of the 53 currently allowed with single access. Since the first phase only had eight units, four units of Phase II and Phase III have already been authorized in excess of the 40 dwelling units. The applicant has submitted a request to the City Council for a special exception to allow a total of 67 dwelling units to have single access. That request must be approved prior to Planning Commission approval of this major amendment or the number of dwelling units allowed to be constructed as part of the Phase II and Phase III shall not exceed four dwelling units until such time as a second access is provided.

Water Valves: Revised site plans shall be submitted prior to issuance of a building permit showing individual water taps for each unit. This will ensure the water systems will function adequately and appropriately with other properties in the development. In addition, prior to the issuance of a building permit, the applicant shall make provisions to ensure adequate access to water shut-off valves is guaranteed. Recorded easements providing City access to the water shut-off valves shall be provided prior to the issuance of a building permit.

Setbacks: Prior to Planning Commission approval, a revised site plan identifying compliance with all building setbacks shall be submitted for review and approval. In particular, the un-enclosed decks on the structures appear to encroach into the required setbacks. Un-enclosed decks are permitted to extend a maximum of six feet into the minimum required setback.

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.

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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, 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 with the condition that the applicant maintains the street lights. There is also a conventional street light being shown at the entrance of the development which will be installed by the applicant and maintained by the City.

Landscaping: The submitted site plan shows 225,400 landscaping points at the site. The required number of landscaping points is 137,355 due to the site being 187,308 square feet in area and the footprint of the structures being 49,953 square feet. The site appears to be in compliance with the City of Rapid City Municipal Code landscaping requirements.

Staff is recommending that the request for a Major Amendment to a Planned Residential Development be approved with the previously stated stipulations. Staff will notify the Planning Commission at the June 5, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has not received any calls or letters concerning the proposed Major Amendment to the Planned Residential Development.