

STAFF REPORT

June 26, 2003

No. 03PD029 - Major Amendment to a Planned Residential Development ITEM 34

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for Dakota Land Development
REQUEST	No. 03PD029 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot F-1 and Lot F1 less Cleghorn Canyon #2, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.78 acres
LOCATION	Along Jackson Boulevard north of the Fish Hatchery
EXISTING ZONING	Park Forest District w/Planned Residential Development
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/30/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to issuance of a building permit for proposed Lots 2 and 3, Preliminary and Final Plat #03PL063 shall be approved by the City Council;
2. All residential structures shall be located within the serviceable water zone boundary(s) as shown on the site plan;
3. "No-parking" signs shall be posted along Feather Ridge Court;

Fire Department Recommendations:

4. All provisions of the Uniform Fire Code shall be continually met;
5. Prior to the start of any building construction, all weather access roads shall be

STAFF REPORT

June 26, 2003

No. 03PD029 - Major Amendment to a Planned Residential Development ITEM 34

- constructed;
6. An all weather fire apparatus turnarounds shall be provided on proposed Lots 2 and 3;
 7. Residential structures located on Lots 2 and 3 shall be sprinklered;
 8. Prior to the start of any building construction, a Wildland Fire Mitigation Plan shall be completed as required by the Fire Department;

Building Inspection Division Recommendation:

9. A building permit shall be obtained prior to any construction;

Air Quality Division Recommendation:

10. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;

Urban Planning Division Recommendations:

11. The Planned Residential Development shall allow for a single family residential use and accessory structure(s) to the principle residential use on each lot. A Home Occupation shall be allowed on proposed Lot 1. A Major Amendment to the Planned Residential Development shall be obtained prior to a Major Home Occupation being allowed on any of the proposed lot(s);
12. All provisions of the Park Forest District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
13. The minimum lot size requirement of the Park Forest District for Lots 1 and 2 shall be reduced from three acres to 1.84 acres and 1.43 acres, respectively; and,
14. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Residential Development to reduce the number of the previously approved residential lots on the subject property from seven lots to three lots. The applicant has also submitted a Preliminary and Final Plat to subdivide the subject property into three lots to be known as Lots 1 thru 3 of Vista Lake Subdivision. (See companion item #03PL063.)

On June 17, 2002, the City Council approved Preliminary and Final Plat #01PL110 to subdivide the subject property into seven lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sewer and water and to allow a sidewalk along one side of the interior street. On February 21, 2002, the Planning Commission approved an Initial and Final Planned Residential Development to allow for the development of seven residential lots on the subject property. On February 13, 2003, the Register of Deed's Office vacated the plat and, as such, the property reverted to its previous legal description of "Lot 1 and Lot F-1 of the Fish Hatchery Subdivision less Lot 13 Revised of the Cleghorn Canyon No. 2 Subdivision".

STAFF REPORT

June 26, 2003

No. 03PD029 - Major Amendment to a Planned Residential Development ITEM 34

On May 5, 2003, the City Council approved a Layout Plat to subdivide the subject property into three lots as identified on this plat document. On June 17, 2003, the City Council approved a Variance to the Subdivision Regulations for improvements along Feather Ridge Court and that portion of Jackson Boulevard located adjacent to proposed Lots 2 and 3 with the stipulations that the first fifty feet of Feather Ridge Court be paved and that a waiver of right to protest a future assessment project for the construction of curb, gutter, sidewalk, street light conduit, sewer and water along the north side of Jackson Boulevard be signed by the applicant. (See file #03PL036 and file #03SV014.)

Currently, an unoccupied building is located on proposed Lot 1. At one time the building was the site of the Johnson Siding Volunteer Fire Department.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Preliminary and Final Plat: Stipulations of approval for the associated Preliminary and Final Plat require that additional drainage information, sewer service information and retaining wall data be submitted for review and approval relevant to proposed Lots 2 and 3 of the proposed development. As such, staff is recommending that the Preliminary and Final Plat be approved prior to issuance of a building permit for Lots 2 or 3.

Water: The applicant has previously obtained approval to extend a water main along proposed Lot 1 and a water service line along proposed Feather Ridge Court to serve Lots 2 and 3. The site plan identifies building envelopes on each of the three lots. The site plan also identifies that the proposed building envelopes are located within the water service boundaries being provided by the proposed water service. As such, staff is recommending that all residential structures be constructed within the water service boundaries as identified on the site plan.

Fire Department: The Fire Department has indicated that the property is located within a moderate to high wildland fire mitigation area. As such, the Fire Department has indicated that prior to the start of any building construction, a Wildland Fire Mitigation Plan must be completed as required. In addition, all weather access roads must be provided. The Fire Department has also indicated that all weather fire apparatus turnaround(s) must be provided and the residential structures must be sprinklered on Lots 2 and 3.

Major Home Occupation: The applicant has indicated that a major home occupation may eventually be constructed on Lot 1. The site plan identifies that a 4 foot X 8 foot illuminated sign may be located on Lot 1. However, the specific location of the sign and elevations of the sign have not been submitted for review and approval. In addition, the site plan does not identify any structural development for the Major Home Occupation and/or parking for the use. Staff is recommending that a home occupation, as permitted within the Park Forest District, be allowed on Lot 1. Any deviations from the permitted use as outlined in the

STAFF REPORT

June 26, 2003

No. 03PD029 - Major Amendment to a Planned Residential Development ITEM 34

Municipal Code will qualify as a Major Home Occupation requiring a Major Amendment to the Planned Residential Development.

Notification Requirement: As of this writing, the receipts for the certified mailing requirement have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the June 26, 2003 Planning Commission meeting if this requirement has not been met.