

STAFF REPORT

July 24, 2003

No. 03PD027 - Planned Residential Development - Initial and Final Development Plan

ITEM 19

GENERAL INFORMATION:

PETITIONER	DLK Engineering for South Creek Village
REQUEST	No. 03PD027 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2 less a parcel of land described by metes and bounds: beginning at the SE Section Corner of Section 7, T1N, R8E, BHM; thence N89°32'15"W a distance of 639.26 feet more or less; thence N00°00'35"W a distance of 50 feet more or less to the True Point of Beginning; this point is the common corner of the South East corner of Lot 2 Fellowship Addition and the South West corner of the remaining balance of Lot 2 Superpumper Addition; thence N00°00'35"W a distance of 610.83 feet more or less; thence N89°29'15"W a distance of 22.78 feet more or less; thence N00°02'07"E a distance of 330.81 feet more or less; thence S89°37'12"E a distance of 611.89 feet more or less; thence S00°01'35"W a distance of 742.35 feet more or less; thence N09°32'15"W a distance of 200.00 feet more or less; thence S00°01'35"W a distance of 200.00 feet more or less; thence N89°32'15"W a distance of 389.26 feet to the True Point of Beginning, located in Superpumper Addition, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.94 acres
LOCATION	North of Fairmont Boulevard and east of South Highway 79
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District/General Commercial District
West:	Park Forest District
PUBLIC UTILITIES	To be extended

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DATE OF APPLICATION 05/30/2003

REPORT BY Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial and Final Development Plan be **approved with the following stipulations:**

Fire Department Recommendations:

1. Prior to obtaining a building permit, the location of all on site fire hydrants shall be approved;
2. Prior to obtaining a building permit, water system plans and flow tests shall be approved;
3. Prior to obtaining Planning Commission approval of the Initial Planned Residential Development, the applicant shall provide a site plan showing designated emergency vehicle pads and /or additional street width;
4. All Uniform Fire Codes shall be continually met;
5. All housing units located on the outside perimeter of the property, with the exception of Unit 11J, shall be fire sprinkled throughout;

Building Inspection Division Recommendations:

6. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
7. The applicant shall obtain a Sign Permit for the permanent sign to be placed on the property;

Engineering Department Recommendations:

8. Prior to obtaining a building permit, a site plan showing grading, drainage, utilities, and road surfacing shall be submitted to the Engineering Division for approval;
9. Prior to obtaining a building permit, a site plan showing all interior sidewalks and sidewalks located adjacent to East Oakland Street shall be submitted for approval;
10. Prior to the Planning Commission approval of the Initial Planned Residential Development, a site plan showing the lighting levels located at the interior parking lots and the East Oakland Street intersections, shall be submitted for approval;

South Dakota Department of Transportation Recommendations:

11. Prior to construction of East Oakland Street, an approach permit shall be obtained from the Department of Transportation and reviewed and approved by the City Engineering Division;

Urban Planning Division Recommendations:

12. Prior to obtaining a building permit, road names for the two interior roads must be approved by the Communication Center;
13. Prior to obtaining a building permit, a special exception to allow 80 dwelling units in lieu of 40 dwelling units with one access point shall be approved by the City Council, or a second access must be provided;

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14. A minimum 15 foot front yard setback adjacent to Building 5E shall be allowed;
15. All construction shall be in compliance with the elevations of 17 feet 6 inches as submitted;
16. The permanent sign shall be a maximum six feet wide and five feet in height as submitted on the site plans; and,
17. Prior to Planning Commission approval, a revised site plan identifying fourteen additional off-street parking spaces shall be provided.

GENERAL COMMENTS: This staff report has been revised as of July 15, 2003. All revised and/or added text is shown in bold print. This property is located north of Fairmont Boulevard and east of South Dakota Highway 79. The property was annexed into the City limits in 1947 and is void of development. It is currently zoned Medium Density Residential District. The property located north and south of the subject property are zoned Medium Density Residential District. The property located east of the subject property is zoned Medium Density Residential and General Commercial District. The property located west of the subject property is zoned Park Forest District. The Comprehensive Plan for this area indicates the property is appropriate for residential land use(s). The applicant has submitted a Preliminary and Final Plat (03PL028) for this property, which is being continued at City Council as all the stipulations have not been met.

STAFF REVIEW: Staff has reviewed this application and has noted the following considerations:

Fire Protection: As several of the structures are in excess of 150 feet from the street, on site fire hydrants will be required. The locations of the fire hydrants must be approved by the Fire Department prior to obtaining a building permit. Due to the connected roof lines and lack of access within 150 feet of all parts of all structures, approved fire sprinkler systems will be required in the units located on the outside perimeter of the property with the exception of Building 11J. Water system plans and flow tests must be provided prior to obtaining a building permit. Due to the minimal driveway width of 25 feet and the number of occupants, the Fire Department requests designated emergency vehicle pads and /or additional driveway width.

Sidewalks: Interior sidewalks are planned for the subject property, but are not clearly delineated on the site plan. Sidewalks located on East Oakland Street were also not identified on the site plan. Discussion with the applicant indicates that all sidewalks are designed. Prior to obtaining a building permit, a site plan or construction plan showing all interior sidewalks and sidewalks located adjacent to East Oakland Street must be submitted.

Road names: The two interior roads located off East Oakland Street act as driveways for the development. However, in order for emergency services to respond in a more timely manner, road names for the two interior roads are requested. The applicant will submit names to the Planning Staff for approval prior to obtaining a Building Permit.

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Parking: The number of parking spaces required for the subject property is identified as 120 spaces. There are 57 garage spaces and 49 unassigned surface spaces for a total of 106 parking spaces including eight handicap accessible spaces. Staff cannot support a twelve percent reduction in the number of off-street parking spaces provided. A revised site plan identifying fourteen additional off-street parking spaces in compliance with the minimum off-street parking requirements shall be submitted for review and approval prior to Planning Commission approval.

Lighting: A lighting plan, indicating outdoor lighting on all the housing units has been reviewed. A plan showing the lighting level around the parking lots as well as the lighting levels on East Oakland Street is required before obtaining a Planned Residential Development approval.

Front Yard Setback: Front yard setbacks are identified as 25 feet on the site plan with the exception of one 15 foot setback adjacent to Building 5E. Due to the fact that a garage is not located in the front yard and a drainage lot is located adjacent to the front yard, Staff believes the 15 foot front yard setback in this location is sufficient. This action is consistent with requirements for similarly situated Planned Residential Developments.

Engineering issues: Prior to obtaining a Building Permit, a site plan showing grading, drainage and utilities, including erosion sediment control, as well as paving and surfacing plans must be submitted to the Engineering Division for approval.

Planning Department issues: A special exception to allow 80 dwelling units in lieu of 40 dwelling units with one point of access must be approved by the City Council. An application for this exception was reviewed at the July 10, 2003 Planning Commission meeting and forwarded to the City Council without recommendation. The City Council will consider this request at their July 21, 2003 City Council meeting.

Traffic Impact: Concern over the additional impact of traffic from East Oakland Street onto Cambell Street has been identified. Currently, traffic from the additional residential development north of the subject property has no access from Sydney Drive onto Cambell Street. If warranted, future signalization of East Oakland Street and Cambell Street would provide safe access for this development as well as the additional development to the north. An approach permit from the South Dakota Department of Transportation will be required.

Staff has reviewed site plans that indicate the buildings will be white vinyl siding with asphalt shingles. Elevation drawings indicated that the homes will be 17 feet 6 inches in height. An approved landscaping plan has been submitted. A temporary construction sign will be on the property during construction. A permanent sign will be located on the site and will not obstruct any sight triangle or right-of-way. A sign permit must be obtained for the permanent sign. A drainage lot that transverse this

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development has been identified on the site plan.

Staff is recommending approval of the Planned Residential Development – Initial and Final Development Plan with the stipulations as indicated.