

STAFF REPORT

September 25, 2003

No. 03PD044 - Planned Residential Development - Initial Development Plan ITEM 19

GENERAL INFORMATION:

PETITIONER	TSP Three, Inc. for Calvary Lutheran Church
REQUEST	No. 03PD044 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of the SE1/4NE1/4 less the west 264 feet and less Lot H1; Lot 2 of the SE1/4 NE1/4 less Lot H1; and, Lot 3 of the SE1/4 NE1/4 less right-of-way and less Lot H1; all located in Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.44 acres
LOCATION	5275 Sheridan Lake Road
EXISTING ZONING	Low Density Residential w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District w/Planned Development Designation and General Commercial with a Planned Development Designation
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/29/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Final Development Plan approval, a revised site plan showing compliance with the minimum distance requirements between approaches and intersections with stoplights shall be submitted for review and approval;
2. Prior to Final Development Plan approval, additional information regarding the construction plans for meeting the requirements of the Street Design Criteria Manual for

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- Sunshine Trail, as well as the proposed turnaround located at Sunshine Trail shall be submitted;
3. Prior to Final Development Plan approval, additional drainage information for the site shall be submitted for review and approval;
 4. Prior to Final Development Plan approval, a revised site plan shall be submitted showing pedestrian accessibility to the site including potential sidewalks along Sunshine Trail;
 5. Prior to Final Development Plan, a grading plan shall be submitted for review and approval;

Fire Department Recommendations:

6. Prior to Final Development Plan approval, additional information regarding on-site water and sewer main construction plans and profiles shall be submitted for review and approval;
7. Prior to Final Development Plan approval, a revised site plan shall be submitted showing an additional Fire Hydrant at the site, if there is no internal road networking being utilized in the Final Development Plan design;
8. Access for emergency vehicle apparatus must be maintained for the site at all times;
9. Prior to Final Development Plan approval, a plan shall be submitted demonstrating Emergency Vehicle access along all points of Sunshine Trail at all times;
10. Prior to the issuance of a building permit, additional information shall be submitted showing compliance with the Uniform Fire Code regarding fire sprinklers and fire alarms;
11. The structure shall be sprinklered throughout;

Transportation Planning Division Recommendations:

12. Prior to Final Development Plan approval, a revised site plan shall be submitted identifying the installation of no parking signs along Sunshine Trail as well as the cul-de-sac on Sunshine Trail;

Air Quality Division Recommendations:

13. Prior to any surface disturbance at the site an Air Quality permit shall be obtained;

Urban Planning Division Recommendations:

14. Prior to Final Development Plan approval, a revised site plan shall be submitted showing an internal driveway connection between the north and south parking areas;
15. Prior to Final Development Plan approval, additional information regarding the school and recreation center shall be submitted for review and approval;
16. Prior to Final Development Plan approval, a lighting plan shall be submitted for review and approval;
17. Prior to Final Development Plan approval, a sign package shall be submitted for review and approval; and
18. Prior to Final Development Plan approval, the applicant shall identify the colors of the proposed structure as being earth tone in nature.

GENERAL COMMENTS: The applicant is proposing to develop a church complex at this location with future phases including a school and a retreat center. The plans for the church

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sanctuary identifies seating for 482 people. The first floor plans include a kitchen, multi-purpose room, classrooms, offices, a conference room, a reception area, and a waiting area. The submitted site plan also shows two access points to the site being taken off of Sheridan Lake Road.

On June 7, 1999 City Council approved a Planned Residential Development and a layout plat for this site to allow the construction of 10 single family homes and 23 townhomes. The Planned Residential Development was approved with 10 stipulations. Different plats for this lot were submitted and reviewed, and Layout plats were approved for the site on June 7, 1999 and November 6, 2000. However, the Preliminary and Final plats were denied without prejudice both times.

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

Height: The plans indicate that the main structure of the building will be 51 feet high. The Low Density Residential Zoning District has a maximum height requirement of 35 feet; however, Section 17.50.260 of the City of Rapid City Municipal code states, "C. Churches, schools, hospitals, sanitoriums, and other public and semipublic buildings may exceed the height limitations of the district if the minimum depth of the front, side and rear yards required in the district is increased one foot for each two feet by which the height of such public or semipublic structure exceeds the prescribed height limit."

In addition, Section 17.50.260 B. of the City of Rapid City municipal code outlines additional exceptions from the height requirements for steeples. The proposed 80 foot steeple is allowed pursuant to this provision of the municipal code.

Access: The submitted site plan shows two approaches from Sheridan Lake Road onto the subject property. The southern approach does not appear to meet the minimum spacing requirement between an approach and an intersection with a stoplight. If this minimum required distance is not met, the vehicles will not be able to exit or enter the site without impacting impacts on traffic flows and reducing the roadway and intersection capacity. Prior to Final Plan approval a revised site plan shall be submitted showing the southern approach moved to the north to meet the minimum distance required between an approach and a stoplight intersection, or a traffic impact study shall be submitted justifying a special exception. The study would need to demonstrate that there would be minimal impacts a minimal impact on the roadway and intersection capacity. In addition, this traffic study must show baseline traffic information along Sheridan Lake Road, and include information regarding full build out of the site to determine the potential impacts of the southern most approach.

In addition, all approach widths and slopes shall meet the minimum requirements of the Street Design Criteria Manual or a special exception shall be obtained. In particular, the requirement that all approaches shall have a less than five percent grade change for the first 50 feet when taking access from a public right-of-way must be maintained. Furthermore, the

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American Association of State Highway Patrol Vehicle (AASHTO) standards for sight triangle distances as adopted by the City of Rapid City shall be shown to be met as part of the Final Development Plan.

Traffic Circulation: The site plan shows potentially 168 parking spaces in the northern parking lot and 146 parking spaces in the southern parking lot. However, these two parking lots are not internally connected on the site. This potentially would create a problem with people who use the site, if they were to drive into the northern parking lot, and it was full. These vehicles would have to access back onto Sheridan Lake Road to access the southern parking lot. That portion of Sheridan Lake Road is designated as a principal arterial on the Major Street Plan. By not having the parking areas internally connected, it creates traffic circulation problems that would potentially have serious negative impacts on the surrounding land uses and on the City's Street Network.

The fire department has stated an additional fire hydrant will be required, if no internal connectivity is being shown at the site. When there is no access from one side of the site to the other, it is problematic for one fire hydrant to serve the site.

Pedestrian Access: The Initial Development Plan does not show any pedestrian access to the site. Prior to approval of the Final Development plan, a revised site plan shall be submitted showing pedestrian access to the site from Sheridan Lake Road. By creating pedestrian access to the site, people without vehicles or people without the ability to operate a vehicle will have adequate access to the site. In particular, sidewalks may be required along Sunshine Trail to increase pedestrian accessibility to the site.

Future Platting: The submitted site plan shows an existing house located at the site. The Initial Development Plan identifies the potential for platting a separate two acre lot for this existing house. This potential platting procedure would require that all subdivision improvements to be installed. This includes the dedication of an extra ten feet of right of way along Sheridan Lake Road. The existing right of way along Sheridan Lake Road is 80 feet. The Street Design Criteria manual reserves principal arterials to have a minimum right-of-way width of 100 feet. This will insure that adequate right-of-way is available for future roadway expansion.

Future Phases: The Initial Development Plan shows future phases including a school and a retreat center located at the site. Prior to Final Development Plan approval, additional information regarding the types of usage which will occur at these facilities will be required to verify compliance with the City of Rapid City Municipal Codes. In order to determine compliance with the parking requirements, information regarding the anticipated enrollment, employees, and functions of these two structures shall be submitted for review and approval. In particular, floor plans shall be required showing potential sleeping quarters or classroom numbers and sizes to determine adequacy of parking. As none of this information is currently available, staff is recommending that a Final Development Plan be submitted for each phase of development.

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Grading: The proposed grading fronting Sheridan Lake Road appears to be problematic for future widening of Sheridan Lake Road to five lanes. Additional right of way will be required as part of any future platting for additional lanes and the relocation of the bike path. Grading along Sheridan Lake Road shall meet the minimum grading requirements of the Uniform Building Code.

Water/Sewer: Prior to Final Development plan approval information shall be submitted identifying future phasing of water sewer plans. The potential for private sewer/water services or mains shall be provided for future structures. Final Development Plans should indicate phasing plans for these private mains. These plans shall be provided for review and approval prior to the issuance of a building permit.

Turnaround: Prior to Final Development Plan approval, additional design information shall be submitted showing the turn around at the end of Sunshine Trail meeting the minimum standards of Street Design Criteria Manual. Prior to Final Development Plan approval, plans showing pavement widths, curb and gutter, sidewalks and profiles meeting the Street Design Criteria Manual shall be submitted for review and approval.

Drainage: The submitted site plan shows a potential drainage/ detention area on site. An on site storm water collection system shall be required for all storm water at the site for all phases of development. Prior to Final Development Plan approval, additional information addressing any off site impacts regarding drainage at the site shall be submitted for review and approval.

Air Quality: An air quality permit shall be obtained prior to any disturbance of earth which exceeds one acre. This air quality permit shall be obtained in accordance with the City of Rapid City Municipal Code.

Parking: The parking requirement for a church is .25 parking spaces for every 18 inch of linear bench space in the structure. The site plan identifies the worship area as providing seating for 482 people which would require 145 parking spaces. The submitted site plan shows 241 parking spaces exceeding the minimum parking space requirement. Additional offstreet parking is required for the proposed accessory uses. Those needs will be reviewed as each phase of development is approved.

Landscaping: Additional information showing compliance with the City's landscaping requirements shall be submitted prior to Final Development Plan approval. This information shall show all landscaping islands are being provided as required; as well as the minimum landscaping points are being met. In addition, all species of proposed plant materials shall be submitted in order to determine that the heartiness and durability of the species is appropriate for the Rapid City climate.

Lighting: A lighting plan shall be submitted for review and approval in order to determine appropriateness of the lighting prior to Final Development Plan approval. The lighting shall be designed in such a manner as to minimize any negative impacts on the surrounding land

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uses. In addition, size, color, wattage, and style of all lighting to be proposed at the site shall be submitted for review and approval prior to Final Development Plan approval.

Signage: A sign package identifying all signage at the site shall be submitted for review and approval prior to Final Development Plan approval. This sign package shall also identify style, colors, type, materials, and lighting of all proposed signs at the property.

Fire Sprinklers and Alarms: Prior to the issuance of a Building Permit approval, additional information shall be submitted showing compliance with the Uniform Fire Code regarding fire sprinklers and alarms. Due to the occupancy type and the size of the structure, fire sprinklers shall be required throughout the building as well as operational fire alarms.

Staff recommends that the Final Development Plan to a Planned Residential Development be approved with the stated stipulations. As of this writing, the receipts from the certified mailing have not been returned; however, the Planned Residential Development sign has been posted on the property. Staff will notify the Planning Commission at the September 25, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has received no calls and no written letters concerning the proposed Planned Development Designation.