

STAFF REPORT

December 4, 2003

No. 03CA040 - Amendment to the Comprehensive Plan to change the future land use designation on a 14.92 acre parcel of land from Park Forest to Low Density Residential II

ITEM 29

GENERAL INFORMATION:

PETITIONER	Centerline for Ken Kirkeby and Larry Lewis
REQUEST	No. 03CA040 - Amendment to the Comprehensive Plan to change the future land use designation on a 14.92 acre parcel of land from Park Forest to Low Density Residential II
EXISTING LEGAL DESCRIPTION	Parcel A of Tract SB of Springbrook Acres, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.92 acres
LOCATION	South of Sandstone Ridge Apartments and east of Holiday Estates
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Residential Development
South:	Park Forest District
East:	Park Forest District
West:	Medium Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/05/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 14.92 acre parcel of land from Park Forest to Low Density Residential II be continued to the January 8, 2004 Planning Commission meeting to allow the applicant to submit an Initial Residential Development Plan.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation on a 14.92 acre parcel from Park Forest to Low Density Residential II with a

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Planned Residential Development. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from Park Forest District to Low Density Residential District II. In addition, the applicant has submitted a Planned Development Designation for the property. (See companion items #03RZ047 and 03PD057.)

On April 21, 2003 the City Council approved a Preliminary and Final Plat to subdivide approximately 65 acres into three lots. The Preliminary and Final Plat included the subject property. The City Council also approved a Variance to the Subdivision Regulations to waive the requirement to improve the bulb of the cul-de-sac at the eastern terminus of Holiday Lane and to allow a sidewalk on one side of Holiday Lane. On February 6, 2003, the Planning Commission approved a Planned Development Designation for the subject property.

The applicant has indicated that in the future an Initial and Final Planned Residential Development will be submitted to create a 20 dwelling unit residential development. The proposed residential development will include townhomes and one four-plex unit.

STAFF REVIEW:

Staff has reviewed the Comprehensive Plan Amendment and has noted the following considerations:

Fire Department: The Fire Department has indicated that the subject property is located within a high wild fire hazard area. As such, the applicant must work with the Fire Department to design and implement a Fire Mitigation Plan. In addition, the Street Design Criteria Manual states that in high fire hazard areas, a cul-de-sac shall not exceed 500 feet in length. Currently, Holiday Lane measures approximately 650 feet in length. Any extension of Holiday Lane into the subject property or any other road extension(s) from the eastern terminus of Holiday Lane will require that a Special Exception to the Street Design Criteria Manual be obtained. (During the review of the previously approved Planned Development Designation, staff noted that the applicant should be aware that during the review of the Initial and Final Residential Development Plan, consideration will be given as to whether Holiday Lane should be constructed as a permanent cul-de-sac.) The Fire Department has also indicated that any private driveways in excess of 150 feet must provide an emergency turnaround area to accommodate Fire Department apparatus as required by the Uniform Fire Code. In addition, driveway grades may not exceed 16%.

The current zoning designation and future land use designation of the subject property requires that a minimum three acres per parcel and/or unit be provided. As such, the 14.92 acre parcel will allow four dwelling units. Rezoning the subject property and amending the Comprehensive Plan as proposed to allow 20 dwelling units is a significant increase in density. Due to the fire concerns associated with the site, staff is recommending that the Comprehensive Plan Amendment be continued to allow the applicant to submit an Initial Planned Residential Development identifying the actual location of the dwelling units as well

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as access to the units.

Water: The subject property is located within the Southwest Pressure Zone System service boundary. However, the Southwest Pressure Zone System is currently at maximum capacity requiring off-site improvements in order to extend the capacity. The Engineering Division has indicated that due to the expense involved with the improvement, the City will seek to enter into a Developer's Agreement for the proportional cost sharing of these improvements. The Engineering Division has indicated that the water line must also be extended to the north and south lot lines to correspond with any future street or development plan(s) on these adjacent properties.

The Engineering Division has also indicated that the highest floor elevation must not exceed 3,680 feet in order to provide adequate domestic supply and fire suppression residual pressure within the development. Due to the water constraints associated with the location of the proposed units, staff is recommending that the Comprehensive Plan Amendment be continued to allow the applicant to submit an Initial Residential Development Plan identifying elevations of the units.

Drainage: The Engineering Division has indicated that due to the proposed increase in density, the existing drainage channel upstream of the detention pond must be evaluated in order to determine that the facility can handle the additional inflow. If necessary, on-site detention may be required to mitigate the impact of the increased run-off from the developed area in accordance with the adopted Arrowhead Drainage Basin Study. Staff is recommending that the Comprehensive Plan Amendment be continued to allow the applicant to address the drainage concerns as identified.

Holiday Lane: Currently, Holiday Lane serves as exclusive access to a 113 unit apartment complex known as the "Holiday Retirement Complex". On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more that forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Allowing the 20 dwelling units as proposed will result in a total of 130 dwelling units with one point of access. As such, the applicant must obtain a Special Exception to the Street Design Criteria Manual to allow Holiday Lane to serve as exclusive access to 130 dwelling units. Staff is recommending that the Comprehensive Plan Amendment be continued to allow the applicant to obtain the Special Exception as identified.

Due to the aforementioned constraints specific to the subject property, staff is recommending that the Amendment to the Comprehensive Plan to change the future land use designation from Park Forest to Low Density Residential II be continued to the January 8, 2004 Planning Commission meeting to allow the applicant to submit an Initial Residential Development Plan demonstrating that this is a viable development plan for this site.