

## STAFF REPORT

March 4, 2004

---

### **No. 04PD006 - Planned Residential Development - Initial Development Plan      ITEM 9**

---

#### GENERAL INFORMATION:

PETITIONER	Centerline for Ken Kirkeby and Larry Lewis
REQUEST	<b>No. 04PD006 - Planned Residential Development - Initial Development Plan</b>
EXISTING LEGAL DESCRIPTION	Parcel A of Tract SB of Springbrook Acres Addition, 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:	Park Forest District
South:	Medium Density Residential District w/Planned Residential Development
East:	Park Forest District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/06/2004
REPORT BY	Vicki L. Fisher

#### RECOMMENDATION:

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

1. A Final Plat shall be reviewed and approved to create individual townhome lots prior to or in conjunction with approval of a Final Planned Residential Development;
2. The property shall be rezoned from Park Forest to Low Density Residential District II and the Comprehensive Plan Amendment to the Long Range comprehensive Plan from Park Forest to Low Density Residential II with a Planned Residential Development prior to or in conjunction with approval of a Final Planned Residential Development;
3. Upon Final Planned Residential Development submittal, a water and sewer plan prepared by a Professional Engineer shall be submitted for review and approval;
4. Upon Final Planned Residential Development submittal, a grading plan and geotechnical

## STAFF REPORT

March 4, 2004

---

### **No. 04PD006 - Planned Residential Development - Initial Development Plan      ITEM 9**

---

- information shall be submitted for review and approval;
5. Upon Final Planned Residential Development submittal, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that the existing detention pond and channel are adequate to handle run-off from the proposed development;
  6. Upon Final Planned Residential Development submittal, the applicant shall demonstrate that a minimum water supply of 600 gpm is being provided at each residence. In addition, the interior streets shall not exceed 12% grade and the driveways shall not exceed 16% grade. Any private driveway in excess of 150 feet in length shall provide an emergency turnaround area to accommodate Fire Department apparatus as required by the Uniform Fire Code. In addition, all of the residences shall be sprinklered and the highest floor elevation shall not exceed 3,680 feet;
  7. Upon Final Planned Residential Development submittal, road construction plans showing the first 320 feet of Holiday Lane located on the subject property and the proposed street extending to the north lot line as a sub-collector street. In particular, the two streets shall be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, road construction plans showing the balance of Holiday Lane as a lane place street shall be submitted for review and approval. In particular, the street shall be located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.
  8. Upon Final Planned Residential Development submittal, the site plan shall be revised showing no more than 30 % of the townhomes as multi-family units with more than three connected units for a total of six units or the property shall be rezoned to Medium Density Residential District;
  9. Upon Final Planned Residential Development submittal, a sign package, a lighting package and a landscaping plan shall be submitted for review and approval;
  10. Upon Final Planned Residential Development submittal, elevations for the proposed townhomes shall be submitted for review and approval. In addition, a list of building materials for all structural development shall be submitted for review and approval;
  11. Prior to Final Planned Residential Development approval, a fire mitigation plan shall be designed and implemented;
  12. A Special Exception is hereby granted to allow a cul-de-sac length of 1,250 feet with no intermediate turnarounds every 600 feet in lieu of a maximum cul-de-sac length of 500 feet;
  13. A building permit shall be obtained prior to any construction;
  14. Prior to issuance of a building permit, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;
  15. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre; and,
  16. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence. All other provisions of the Low Density Residential II District shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Residential Development or

## STAFF REPORT

March 4, 2004

---

### **No. 04PD006 - Planned Residential Development - Initial Development Plan      ITEM 9**

---

the Final Planned Residential Development of a subsequent Major Amendment.

#### GENERAL COMMENTS:

The applicant has submitted an Initial Planned Residential Development to allow 19 townhome lots and one single family residential lot on the subject property. The applicant has also submitted a Rezoning request to change the zoning designation on the subject property from Park Forest District to Low Density Residential II District. The applicant has also submitted a Comprehensive Plan Amendment to change the future land use designation of the subject property from Park Forest to Low Density Residential II with a Planned Residential Development. (See companion items 03RZ047 and 03CA040.)

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 subject property is located at the eastern terminus of Holiday Lane and is currently void of any structural development.

#### STAFF REVIEW:

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

Design Features: To date, elevations of the proposed townhomes and a list of building materials have not been submitted for review and approval. In addition, a lighting package, a sign package and a landscaping plan must be submitted for review and approval. Staff is recommending that the above identified information be submitted for review and approval upon submittal of a Final Planned Residential Development.

Setbacks: The applicant's site plan identifies that an 18 foot front yard setback is being proposed. In addition, a minimum eight foot side yard setback and a minimum 25 foot rear yard setback are being provided. (Please note that a 12 foot side yard setback is required for a two story structure.) The Low Density Residential District II requires a minimum 25 foot front yard setback for residential structures. However, the Planning Commission has allowed reduced setbacks within Planned Residential Developments when a minimum 18 foot front yard setback is provided in front of the proposed garages in order to insure a vehicle may be parked in the driveway without overhanging the public right-of-way or across the sidewalk in violation of the Rapid City Municipal Code. As such, staff is recommending that the proposed front yard setback be allowed as proposed with the stipulation that a minimum 18 foot front yard setback be provided in front of each garage. In addition, staff is recommending that a minimum 15 foot front yard setback be provided in front of each residence. In addition, all provisions of the Low Density Residential II District shall be met

## STAFF REPORT

March 4, 2004

---

### **No. 04PD006 - Planned Residential Development - Initial Development Plan      ITEM 9**

---

unless otherwise specifically authorized as a stipulation of this Initial Planned Residential Development or the Final Planned Residential Development of a subsequent Major Amendment.

Density: Chapter 17.50.070.E of the Zoning Ordinance states that "...in LDR II Zoning District, no more than thirty percent of the total permitted number of dwelling units shall be multiple-family units". The applicant's site plan identifies that 15 of the units are multiple-family units for a total of 79 percent of the units. As such, upon submittal of a Final Planned Residential Development, the site plan must be revised reducing the total number of multiple-family units to six or the property must be rezoned to Medium Density Residential District. Based on the densities allowed in the Medium Density Residential District, staff could not support rezoning the property as identified.

Utilities: To date, water and sewer plans have not been submitted. As such, upon submittal of a Final Planned Residential Development, water and sewer plans prepared by a Professional Engineer must be submitted for review and approval.

Grading/Geotechnical/Drainage: Upon submittal of a Final Planned Residential Development, a grading plan and geotechnical information must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that the existing detention pond and channel are adequate to handle run-off from the proposed development.

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.

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. Staff has noted that it may be two years or longer before the improvements are complete. As such, the applicant has requested that the Lower Pressure Zone System serve the subject property in the interim. The Fire Department has indicated that the Lower Pressure Zone System may serve the subject property contingent upon the applicant demonstrating that a minimum water supply of 600 gpm is being provided at each residence. In addition, the interior streets may not exceed 12% grade and the driveways may not exceed 16% grade. Any private driveway in excess of 150 feet in length must provide an emergency turnaround area to accommodate Fire Department apparatus as required by the Uniform Fire Code. In addition, all of the residences must be sprinklered and the highest floor elevation must not exceed 3,680 feet. The Fire Department has also indicated that prior to issuance of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus.

Cul-De-Sac: The Street Design Criteria Manual states that in high fire hazard areas, a cul-de-sac shall not exceed 500 feet in length. The applicant's site plan identifies that the extension

## STAFF REPORT

March 4, 2004

---

### **No. 04PD006 - Planned Residential Development - Initial Development Plan      ITEM 9**

---

of Holiday Lane will result in a 1,350 foot long cul-de-sac. As such, the applicant has requested that a Special Exception be granted to allow the cul-de-sac and to waive the requirement to provide intermediate turnarounds every 600 foot. The applicant's site plan also identifies that a street connection will be provided to the north lot line. Upon the future development of the adjacent property, Holiday Lane will no longer function as a cul-de-sac. As such, staff is recommending that the Special Exception be granted as requested.

Road Construction Plans: The first 320 feet of Holiday Lane located on the subject property and the proposed street extending to the north lot line are classified as a sub-collector street. As such, road construction plans showing that the streets will be located within a minimum 52 foot wide right-of-way with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer must be submitted for review and approval. The balance of Holiday Lane is classified as a lane place street requiring that constructions plans showing the street located within a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer must be submitted for review and approval. Staff is recommending that the road construction plans be submitted as identified upon Final Planned Residential Development submittal.

Single Family Residential Lot: The applicant's site plan identifies an approximate five acre single family residential lot. Any future platting of the five acre lot will require that access be provided from Holiday Lane and that all interior streets be constructed to City Street Design Standards.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the March 4, 2004 Planning Commission meeting if these requirements have not been met.