

STAFF REPORT
November 4, 2004

No. 04PD057 - Major Amendment to a Planned Residential Development **ITEM 20**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Ken Kirkeby and Mike Tennyson
REQUEST	No. 04PD057 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 5 Revised, Sandstone Ridge Subdivision, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.3 acres
LOCATION	Sheridan Lake Road and Holiday Lane
EXISTING ZONING	Medium Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Residential Development
South:	Medium Density Residential District w/Planned Residential Development
East:	Medium Density Residential District w/Planned Residential Development
West:	Park Forest District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	09/22/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

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

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the building;
2. Prior to initiation of construction, an Air Quality Permit shall be obtained;
3. The structure shall be fully fire sprinkled and fully fire alarmed;
5. A minimum of two fire hydrants shall be provided with one being located no more than 250 feet from the driveway to the facility and one located on site;
6. Fire hydrants shall be in place and operational providing the minimum required fire flow water pressure prior to any building construction;

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7. Prior to issuance of a Building Permit, plans for the fire hydrant systems shall be submitted for design and location review and approval;
8. The applicant shall pay the Arrowhead Drainage Basin Drainage Plan fees;
9. **Prior to issuance of a Building Permit, specific design recommendations shall be provided for the foundations, floor slabs, grading and compaction, retaining walls and paved parking lots and access drives;**
10. A special exception to the Street Design Criteria Manual is hereby granted to reduce the driveway separation from Sheridan Lake Road from 115 feet to 60 feet;
11. The proposed structure shall not exceed a maximum height of 26 feet. In addition, any improvements to the structure increasing the overall height of the structure above 26 feet shall be reviewed as a Major Amendment to the Planned Residential Development;
12. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
13. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
14. **Prior to initiation of sign construction, a Sign Permit shall be obtained;**
15. **Any additional signage shall be approved through a Major Amendment to the Planned Residential Development;**
16. The proposed structure shall conform architecturally to the plans and elevations submitted; and,
17. The Major Amendment to the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: (This Staff Report was revised on October 27, 2004. All revised and/or added text is shown in bold text.) This item was continued at the October 21, 2004 Planning Commission meeting to allow the applicant time to submit the additional required information.

The subject property is located east of Sheridan Lake Road and south of Holiday Lane within the Fairway Hills Planned Residential Development. In 1976, the Fairway Hills Planned Residential Development was approved to allow a combination of residential and commercial uses on approximately 78 acres of land. In 1998, a Major Amendment to the Planned Residential Development was approved to allow a 113 suite retirement residence north of Holiday Lane and also identified a 25,000 square foot office complex to be located on the subject property. The applicant is now proposing a Major Amendment to the Planned Residential Development to allow the construction of a funeral home on the subject property in the location of the previously proposed office complex.

STAFF REVIEW: Staff has reviewed the proposed Major Amendment to the Planned Residential Development and has noted the following issues:

Building Permit: Staff noted that a Building Permit must be obtained prior to any construction of the structure and a Certificate of Occupancy must be obtained prior to occupancy.

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Air Quality: Staff noted that more than one acre of land is proposed to be disturbed. As such, an Air Quality Permit must be obtained prior to initiation of construction.

Fire Safety: Staff noted that the limited access provided to and around the proposed structure will require the proposed structure to be fully fire sprinkled and alarmed. Staff noted that the minimum height requirement to accommodate a fire apparatus is 13 feet six inches. Staff noted that the porte cochere of the proposed structure shows a minimum height of approximately 12 feet. Prior to Planning Commission approval, a revised elevation drawing must be submitted showing the porte cochere to be a minimum of 13 feet six inches in height.

On October 25, 2004 the applicant submitted a revised elevation drawing of the proposed structure showing the porte cochere to be 13 feet six inches in height.

Based on the information provided, staff noted that the minimum required fire flow water pressure will be 1500 gallons per minute at 20 pounds per square inch. Staff also noted that a minimum of two fire hydrants must be provided with one being located no more than 250 feet from the driveway to the facility and one located on site. Fire hydrants shall be in place and operational providing the minimum required fire flow water pressure prior to any building construction. Staff also noted that plans for the fire hydrant systems must be submitted for design and location review and approval.

Utilities: Staff noted that the locations of the water and wastewater service lines are not shown on the submitted site plan. Staff noted that there is a 16 inch low pressure water main located on Sheridan Lake Road and an eight inch low pressure water main located on Holiday Lane. Prior to Planning Commission approval, a revised site plan must be submitted showing the existing water service mains and indicate where the water main connection will be. The applicant has indicated that they do not intend to connect to the existing high pressure water main located along Sheridan Lake Road.

On October 25, 2004 the applicant submitted a revised site plan showing the existing water mains and the location of the proposed water and wastewater service lines. The revised site plan also indicates that the applicant intends to connect to the low pressure line. However, they do indicate that they may connect to the high pressure water line with the understanding that it will require significant monetary participation on the applicants part for the proposed upgrades to the system.

Staff noted that the applicant's site plan indicates that pavement, curb and gutter for a portion of the proposed parking lot will be located within an existing drainage and utility easement on the property. Prior to Planning Commission approval, the applicant must provide a restoration agreement for the pavement, curb and gutter located within the existing easement.

On October 27, 2004 the applicant signed a covenant agreement indicating the property owner will be responsible for any future surface restoration necessitated by the operation, maintenance, or reconstruction of public utilities within the City owned

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utility easement.

Grading: Staff noted that a grading plan was not submitted with this application. Prior to Planning Commission approval, a grading plan with a geotechnical report must be submitted for review and approval.

On October 27, 2004 a grading plan with a geotechnical report was submitted. Staff noted that specific design recommendations must be provided for the foundations, floor slabs, grading and compaction, retaining walls and paved parking lots and access drives prior to issuance of a Building Permit.

Drainage: Staff noted that a drainage plan was not submitted with this application. Prior to Planning Commission approval, a drainage plan must be submitted showing the conveyance of storm water over the detention cell spillway shown on the plan. Staff also noted that the applicant must pay the Arrowhead Drainage Basin Drainage Plan fees.

On October 25, 2004 the applicant submitted a drainage plan showing the conveyance of storm water over the detention cell spillway.

Access: The driveway approach to the proposed structure is located on Holiday Lane approximately 60 feet from Sheridan Lake Road. Staff noted that the proposed driveway approach does not meet the minimum separation of 115 feet as required by the Street Design Criteria Manual. However, due to the existing topography and the location of an existing major drainage easement, the driveway would function better in its proposed location. As such, staff is recommending that a special exception to the Street Design Criteria Manual be granted to allow a driveway separation of 60 feet from Sheridan Lake Road in lieu of the required 115 feet.

Setbacks: In 1998 a Major Amendment to the Planned Residential Development was approved to allow an office complex on the subject property. One of the stipulations of approval was that a 30 foot side yard setback would be required along the south property line. In 2001 a Major Amendment to the Planned Residential Development was approved to reduce the previously established 30 foot side yard setback to 15 feet. However, the approved office complex was never constructed. The applicant's site plan shows the proposed funeral home to be located 10.4 feet from the south property line. Prior to Planning Commission approval, a revised site plan must be submitted showing the proposed structure to be located a minimum of 15 feet from the south property line.

On October 25, 2004 the applicant submitted a revised site plan showing the proposed structure located 15 feet from the south property line.

Height: The applicant's elevation drawings show the maximum height of the proposed structure is 26 feet. Due to the location of the proposed structure in such close proximity to existing residential properties staff is recommending that the maximum height of the structure be limited to 26 feet. Any improvements to the structure increasing the height above 26 feet must be reviewed as a Major Amendment to the Planned Residential Development.

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Parking: There are 60 parking spaces required for the subject property with three being handicapped accessible. Staff noted that the applicant's site plan shows 69 off street parking stalls. However, only two handicapped stalls are shown on the site plan. Prior to Planning Commission approval, a revised site plan must be submitted showing a minimum of three handicapped stalls with one being van accessible.

On October 25, 2004 the applicant submitted a revised site plan showing a minimum of three handicapped stalls with one being van accessible.

Landscaping: The site plan submitted shows 106,500 landscaping points provided which exceeds the 90,346 points required. The landscaping plan shows numerous shrubs and trees along the exterior of the proposed structure which will provide a visual screening from adjacent properties and streets.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. Staff noted that a lighting package was submitted showing the location and design of the proposed lighting. Five decorative light poles are proposed to be located within the parking lot to provide evening lighting.

Signage: The landscaping plan submitted shows a ground sign to be located near the intersection of Sheridan Lake Road and Holiday Lane. However, no sign package has been submitted showing the design or copy of the proposed sign. Prior to Planning Commission approval, a sign package must be submitted for review and approval.

On October 13, 2004 the applicant submitted a sign package showing a five foot high ground sign. The proposed sign will be constructed of field stone matching the proposed structure, with the lettering to be bronze, reading "Serenity Springs". The proposed sign will be lit by ground lights that will be shielded to control the dispersal of light. Staff noted that a Sign Permit must be approved prior to construction of the proposed sign. Any additional signage must be approved through a Major Amendment to the Planned Residential Development.

Dumpster and Air Handling Equipment: The applicant's site plan does not show the proposed location of the dumpster or the air handling equipment for the proposed structure. Prior to Planning Commission approval, complete information, including frequency and decibels generated by the air handling equipment, and location and proposed screening of the dumpster and all air handling equipment shall be submitted to insure that the adjacent residential properties are not adversely affected.

On October 13, 2004 the applicant submitted the required information for the dumpster and the air handling equipment. The information included the frequency and decibels generated by the air handling equipment. The applicant also submitted information regarding the location and screening of the dumpster and air handling equipment.

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Notification: As of this writing the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have been returned. Staff will notify the Planning Commission at the October 21, 2004 Planning Commission meeting if these requirements have not been met.

The required sign has been posted on the property.

Staff recommends approval of the Major Amendment to a Planned Residential Development with the above stated stipulations.