

STAFF REPORT
January 6, 2005

No. 04PD050 - Major Amendment to a Planned Residential Development ITEM 33

GENERAL INFORMATION:

PETITIONER	Westside Baptist Church
REQUEST	No. 04PD050 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 3B less Lot H1, Fairway Hills PRD, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.140 Acres
LOCATION	4024 Sheridan Lake Road
EXISTING ZONING	Medium Density Residential District (PRD)
SURROUNDING ZONING	
North:	Park Forest District
South:	Medium Density Residential District (PRD)
East:	Medium Density Residential District (PRD)
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/20/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development be **continued to the February 10, 2005 Planning Commission meeting**:

GENERAL COMMENTS: **(December 28, 2004 Update)** This item was continued at the **December 9, 2004 Planning Commission meeting to allow the applicant time to submit the additional required information and to bring the property into compliance with the approved site plan.**

(November 30, 2004 Update) This item was continued at the November 24, 2004 Planning Commission meeting to allow the applicant time to submit the additional required information and to bring the property into compliance with the approved site plan.

(November 17, 2004 Update) This item was continued at the November 4, 2004 Planning Commission meeting to allow the applicant time to submit the additional required information and to bring the property into compliance with the approved site plan.

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(October 22, 2004 Update) This item was continued at the October 21, 2004 Planning Commission meeting to allow the applicant time to submit the additional required information and to bring the property into compliance with the approved site plan.

(October 8, 2004 Update) This item was continued at the October 7, 2004 Planning Commission meeting to allow the applicant time to submit the additional required information and to bring the property into compliance with the approved site plan.

(This Staff Report was revised on September 27, 2004. All revised and/or added text is shown in bold text.) This item was continued at the September 23, 2004 Planning Commission meeting to allow the applicant time to comply with all stipulations of approval.

The subject property is located on the east side of Sheridan Lake Road between Fairway Hills Drive and Spring Brook Road. The subject property is located within the Fairway Hills Planned Residential Development. On September 18, 2000 the City Council approved a Major Amendment to a Planned Residential Development with 16 stipulations to allow the construction of a 6,000 square foot addition to the existing church. Those stipulations of approval were as follows:

1. Drainage and grading plans shall be submitted as part of the building permit application. No fill will be permitted below elevation 3406;
2. The existing paved parking lot shall be upgraded to the minimum standards of City Code when the new parking lot is constructed;
3. Upon submittal of the building permit application, the site plan shall be revised to reflect the provision of an additional on-site fire hydrant;
4. Upon submittal of the building permit, the site plan shall be revised so that all points around the perimeter of the building are located within 150 feet of paved access;
5. Upon submittal of the building permit application, the site plan shall be revised to change the eastern-most approach onto Sheridan Lake Road so that the only egress movements allowed can be right-outs. Inward-turning movements may be from the left or right. The Engineering Division shall determine at the time of the building permit which physical improvements will be needed to modify this entrance. Likely improvements include a turning island or "lamb chop" and appropriate signage and pavement markings;
6. The western-most approach onto the subject property will allow all turning movements;
7. Any future change in use or intensity of development may require additional restrictions or improvements with regards to the driveway approaches onto Sheridan Lake Road;
8. Upon submittal of the building permit application, the applicant shall submit architectural/engineering stamped plans for all construction;
9. A building permit shall be obtained prior to construction;
10. A certificate of occupancy shall be received prior to building occupancy;
11. Curbing shall be constructed wherever the parking lot abuts the public right-of-way or landscaped areas;
12. All requirements of the Off-Street Parking Ordinance and Landscape Ordinance shall be met;

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13. Prior to issuance of a building permit, the site plan shall be revised to identify outdoor parking lot lighting as required by the Off-Street Parking Ordinance;
14. All handicapped-accessible parking shall meet the requirements of the Off-Street Parking Ordinance including the provision of five handicapped-accessible parking spaces rather than the four currently proposed;
15. Use of the structure shall be limited to a church. Initiation of any new uses such as a school or daycare center will require a Major Amendment; and,
16. An Air Quality Permit shall be received if the total surface disturbance equals or exceeds one acre.

The applicant is now proposing to reduce the amount of landscaping provided on the subject property from the proposed 116,031 landscaping points to 83,437 landscaping points which will meet the minimum required landscaping points for the subject property. Section 17.50.070 of the Rapid City Municipal Code requires that any decrease in the amount of landscaping to be provided be considered a Major Amendment to a Planned Residential Development.

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

Existing Landscaping: The applicant has indicated that there are currently 75,574 landscaping points provided on the subject property. However, the submitted site plan does not show the existing points provided, only the proposed landscaping points. Prior to Planning Commission approval, a revised site plan must be submitted showing the location of all existing landscaping to ensure that the proposed landscaping to be installed meets the minimum landscaping point requirements.

As of this writing the applicant has not submitted a landscaping plan showing the existing landscaping.

On October 20, 2004 the applicant submitted a revised site plan showing the existing landscaping on site. The revised plan indicates that previous calculations suggested that there were 75,574 existing landscaping points provided on site. During the construction of the new addition 9,324 landscaping points were removed leaving 66,250 existing landscaping points. As such, 17,187 additional landscaping points must be provided.

Proposed Landscaping: The applicant is proposing to install four spruce trees on the subject property to meet the minimum landscaping point requirement of 83,437 landscaping points. The location of the four trees is in the northeast portion of the property north of the existing structure. The approved landscape plan shows numerous shrubs and grass located on the west side of the parking lot along Sheridan Lake Road. Staff is recommending that the proposed trees to be planted on the property be located closer to Sheridan Lake Road to act as a buffer between the church and parking lot and the street and the properties located on the west side of Sheridan Lake Road. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval showing the proposed trees located in the landscape area lying between the building line and the right-of-way.

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As of this writing, the applicant has not submitted a revised landscape plan showing the proposed trees located in the landscape area lying between the building line and the right-of-way line.

On October 20, 2004 the applicant submitted a revised site plan indicating that an additional nine spruce trees will be provided on site. The addition of the nine spruce trees will bring the total landscaping points provided to 84,250 which is greater than the required 83,437. However, the revised site plan indicates that four trees will be installed on the north side of the existing structure and five trees will be installed on the east side of the existing structure not visible from the street. Staff is recommending that the site plan be revised to show the proposed trees to be located in the landscape areas lying between the building line and the right-of-way along Sheridan Lake Road.

On November 8, 2004 staff met with the applicant on site to discuss the request. Staff reviewed the requirements for a revised site plan with the applicant, noting that the plan needs to show the proposed trees located in the landscape areas lying between the building line and the right-of-way along Sheridan Lake Road.

Site Compliance: Staff noted that the current condition of the subject property does not match what is shown on the approved site plan. Specifically, the sidewalk on the north, west, and south of the building has not been installed. Prior to Planning Commission approval, the site must be brought into compliance with the approved site plan for the Planned Residential Development.

The applicant has indicated that they are arranging to have the required sidewalks installed as shown on the approved site plan.

On November 8, 2004 staff met with the applicant on site to discuss the work needed to bring the site into compliance with the approved site plan for the property. The applicant indicated that they are arranging to have the work done to bring the property into compliance with the approved plan.

Notification Requirement: The required sign has been installed on the property. However, the receipts for the required certified mailings have not been returned as of this date. Staff will notify the Planning Commission at the September 23, 2004 Planning Commission meeting if this requirement has not been met.

Staff noted that the receipts and green cards from the required certified mailings have been returned.

Staff is recommending that the Major Amendment to a Planned Residential Development be continued to the February 10, 2005 Planning Commission meeting to allow the applicant time to submit the additional required information and to bring the property into compliance with the approved site plan.