

STAFF REPORT
March 10, 2005

No. 05PD010 - Planned Residential Development - Initial and Final Development Plan **ITEM 27**

GENERAL INFORMATION:

PETITIONER Ted Schultz, CETEC Engineering Services, Inc. for Generations Care, LLC

REQUEST **No. 05PD010 - Planned Residential Development - Initial and Final Development Plan**

EXISTING
LEGAL DESCRIPTION

Beginning at the southwesterly corner of Tract H of Wesleyan Christian Center, thence N76°34'25" E a distance of 263.55 feet; thence N17°48'36" W a distance of 117.79 feet; thence N37°51'47" W a distance of 289.90 feet; thence N17°26'29" W a distance of 160.98 feet; thence S72°34'40" W a distance of 15.98 feet; thence N17°50'19" W a distance of 154.78 feet; thence N72°09'41" E a distance of 266.78 feet; thence S17°42'19" E a distance of 272.78 feet; thence S37°37'39" E a distance of 288.47 feet; thence S72°03'18" W a distance of 106.09 feet; thence S57°08'25" W a distance of 52.00 feet; thence with a curve turning to the right with a radius of 149.99 feet, with an arc length of 39.01 feet, with a chord bearing of S25°22'55" E, with a chord length of 38.90 feet, thence S17°50'42" E a distance of 299.76 feet; thence S27°16'02" W a distance of 14.10 feet; thence S72°12'20" W a distance of 256.46 feet; thence with a curve turning to the right with a radius of 169.61 feet, with an arc length of 110.82 feet, with a chord bearing of N89°04'34" W, with a chord length of 108.86 feet, thence N70°21'28" W a distance of 53.50 feet; thence with a curve turning to the left with a radius of 333.35 feet, with an arc length of 162.43 feet, with a chord bearing of N00°31'09" E, with a chord length of 160.83 feet; which is the point of beginning, having an area of 251605.92 square feet, 5.776 acres all lying in the NW1/4 of SW1/4, Section 26 and the NE1/4 of SE1/4 of Section 27 and the SE1/4 of NE1/4 of Section 27, T2N, R7E, B.H.M. Rapid City, Pennington County, South Dakota

PROPOSED
LEGAL DESCRIPTION

Beginning at the southwesterly corner of Tract H of Wesleyan Christian Center, thence N76°34'25" E a distance of 263.55 feet; thence N17°48'36" W a distance of 117.79 feet; thence N37°51'47" W a distance of 289.90 feet; thence N17°26'29" W a distance of 160.98 feet; thence S72°34'40" W a distance of 15.98 feet; thence N17°50'19" W a distance of 154.78 feet; thence

STAFF REPORT
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PARCEL ACREAGE	Approximately 5.776 acres
LOCATION	Northwest of Harmony Heights Lane and Sunny Springs Drive
EXISTING ZONING	Office Commercial District/General Agriculture District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Agriculture District
East:	Office Commercial District/General Agriculture District
West:	Light Industrial District/Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/11/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved in conjunction with the associated Comprehensive Plan Amendment and Rezoning

STAFF REPORT
March 10, 2005

No. 05PD010 - Planned Residential Development - Initial and Final Development Plan **ITEM 27**

Request with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to issuance of a building permit, a Final Plat shall be reviewed and approved;
3. Prior to issuance of a building permit, the applicant shall demonstrate that the approaches along Sunny Springs Drive shall align with existing approaches located on the opposite side of the street or adequate separation between approaches shall be provided as per the Street Design Criteria Manual;
4. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;
5. All International Fire Codes shall be met;
6. The proposed structures shall conform architecturally to the elevations and color palette submitted as part of this Planned Residential Development Plan; and,
7. The Planned Residential Development shall allow the townhome development and one single family residential lot. However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into 32 townhome lots and two larger residential lots. In addition, the applicant has submitted an Initial and Final Planned Residential Development to allow a townhome development on the 32 townhome lots with one larger single family lot. The second larger residential lot is not within the boundaries of the Initial and Final Planned Residential Development. (See companion item #05PL032.)

The property is bordered along the north lot line by Wesleyan Boulevard, along the east lot line by Sunny Springs Drive, along the west lot line by Plaza Drive and along the south lot line by Harmony Heights Lane. In addition, the subject property is currently void of any structural development.

STAFF REVIEW:

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

Design Features: The applicant has submitted elevations of the proposed townhomes identifying that they will be one story structures with attached garages. In addition, the applicant has indicated that the buildings will be constructed with hardboard pre-finished siding, wood, glass and have a peaked asphalt shingled roof. The applicant has also indicated that the townhomes will have a natural earth tone color. Staff is recommending that the proposed structure continually conform architecturally to the elevations and color palette submitted as part of this Planned Residential Development Plan.

Signage/Lighting: The applicant has indicated that no additional lighting, other than standard City street lights is being proposed. In addition, no signage is being proposed. Any future

STAFF REPORT
March 10, 2005

No. 05PD010 - Planned Residential Development - Initial and Final Development Plan **ITEM 27**

signage and/or lighting will require that a Major Amendment to the Initial and Final Planned Residential Development be submitted for review and approval.

Air Quality: The Air Quality Division has indicated that the subject property is located within the Air Quality Control Zone. An Air Quality Permit will be needed prior to any construction and/or development resulting in a surface disturbance in excess of one acre for that area of the property located within the Air Quality Control Zone.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

Zoning: The property is currently zoned Office Commercial District and General Agriculture District. The Office Commercial District allows townhome and single family use(s). In addition, a Planned Residential Development is allowed in the Office Commercial District. The General Agriculture District does not allow a townhome development or a Planned Residential Development. A single family residence is allowed in the General Agriculture District; however, the use requires a minimum lot size of 20 acres. Staff is recommending that the Initial and Final Planned Residential Development be approved in conjunction with the associated Comprehensive Plan Amendment and Rezoning Request.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the March 10, 2005 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.