

STAFF REPORT
May 26, 2005

No. 05PD032 - Major Amendment to a Planned Residential Development ITEM 63

GENERAL INFORMATION:

PETITIONER	Cody Schad
REQUEST	No. 05PD032 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 1 and Lot 2, Block 2, Skyview North Subdivision, located in the E1/2 of SE1/4, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R and Lot 2R, Block 2, Skyview North Subdivision, located in the E1/2 of SE1/4, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.99 acres
LOCATION	2050 and 2064 Harney Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/2/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;

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2. The proposed single family residence shall be allowed to be constructed in the location shown on the submitted site plan;
3. Prior to Planning Commission approval, the site plan shall be revised to show the building envelope in conformance with the required setbacks of the Zoning Ordinance;
4. Prior to Planning Commission approval, a revised topography plan shall be submitted, accurately showing the contours to determine if the driveway slope will exceed the permitted 15 percent. In addition, staff recommends that a plan and profile of the driveway be submitted to insure the slope requirement is being met;
5. If the driveway slope exceeds the permitted 15 percent grade, the proposed single family residence shall be fully fire sprinklered or a Major Amendment to the Planned Residential Development shall be obtained;
6. Prior to Planning Commission approval, a revised site plan shall be submitted showing the proposed driveway to be a minimum of 20 feet wide;
7. Prior to Planning Commission approval, a grading and drainage plan shall be submitted identifying silt/sediment control measures, accurate and correct contour lines, and drainage arrows to indicate general flow directions; and,
8. Any retaining walls located on the subject property in excess of four feet in height require that engineered design, drawings and details be submitted.

GENERAL COMMENTS: The subject property is located along the northeast side of Harney Drive. The subject property is located within the Skyview North Planned Residential Development (01PD023) which was approved by the City Council on August 21, 2001 with six stipulations. Those stipulations of approval are as follows:

1. Specific geotechnical and slope stability information must be submitted for review and approval prior to issuance of any building permits;
2. Prior to issuance of a building permit for a particular lot, the property owner shall submit the proposed driveway grade for review and approval of the Engineering Division and Fire Department. If the proposed driveway grade exceeds 15% for any lot, a sprinkler system shall be installed in the dwelling unit. Plans for the sprinkler system shall be submitted for review and approval by the Fire Department;
3. No building permit shall be issued for any lot unless the lot has been included as part of an approved Preliminary and Final Plat;
4. Only single-family residences and accessory structures as allowed by the Zoning Ordinance may be constructed within the Planned Commercial Development and only in accordance with the identified building envelopes;
5. All bulk, height and density requirements of the Low Density Residential Zoning District shall apply to this development except that buildings shall not be constructed outside of the approved building envelopes; and,
6. Each single family residence shall provide a minimum of three (3) off-street parking spaces.

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The applicant is proposing to construct an approximate 3,800 square foot single family residence on the subject property. The applicant is requesting a Major Amendment to the Planned Residential Development to construct the proposed house outside of the identified building envelope for the subject property. The applicant has also submitted a Preliminary Plat application (05PL078) to reconfigure the lot line of the two existing lots.

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.

Building Envelope: The subject property is located within the Skyview North development which received Final Plat approval by the City Council on August 20, 2001. As part of the Final Plat approval, building envelopes were identified. As previously indicated, the applicant is proposing to construct a single family residence on the subject property outside of the approved building envelope. The proposed location of the house meets the minimum setback requirements of the Low Density Residential Zoning District. However, staff noted that the applicant's site plan shows the new building envelope to be set back eight feet from the side lot lines and the rear lot line. The applicant has indicated that the single family residence proposed to be located on the subject property will be a two story building requiring a minimum side yard setback of 12 feet. The Low Density Residential Zoning District also requires a minimum rear yard setback of 25 feet. As such, the site plan must be revised to show the building envelope in conformance to the required setbacks of the Zoning Ordinance.

Driveway Grades: As previously indicated, stipulation number two requires that if the proposed driveway grade exceeds 15% for any lot, a sprinkler system shall be installed in the dwelling unit. Plans for the sprinkler system shall be submitted for review and approval by the Fire Department. Staff noted that the contours on the submitted topography plan do not match the elevations listed. As such, a revised topography plan must be submitted accurately showing the contours to determine if the driveway slope will exceed the permitted 15 percent. Staff also recommends that a plan and profile of the driveway be submitted to insure the slope requirement is being met. Staff also noted that if the driveway slope exceeds the permitted 15 percent grade, the proposed single family residence must be fully fire sprinklered.

Staff also noted that the applicant's site plan shows the proposed driveway to have a maximum width of 15 feet. Staff is recommending that the minimum width of the proposed driveway be 20 feet. Prior to Planning Commission approval, a revised site plan must be submitted showing the proposed driveway to be a minimum of 20 feet wide.

Grading and Drainage: Staff noted that no grading or drainage plans were submitted with the application. Prior to Planning Commission approval, a grading and drainage plan must be submitted identifying silt/sediment control measures, accurate and correct contour lines, and drainage arrows to indicate general flow directions. Staff also noted that the contour lines

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shown on the topography plan appear to indicate that a retaining wall will be required on the north side of the proposed driveway. Any retaining walls located on the subject property in excess of four feet in height require that engineered design, drawings and details be submitted.

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 May 26, 2005 Planning Commission meeting if this requirement has not been met.

Staff is recommending approval of the Major Amendment to a Planned Residential Development with the previously stated stipulations.