

STAFF REPORT

June 9, 2005

No. 05PD034 - Planned Residential Development - Initial Development Plan **ITEM 29**

GENERAL INFORMATION:

PETITIONER	Kadrmars, Lee and Jackson for Pine Crest Village
REQUEST	No. 05PD034 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	A tract of land lying in the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, described more particularly as follows: commencing at the southeast corner of Lot 12, Block 6, of the plat of Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision; thence from said corner of S00°06'59"W for 100.20 feet to the point of beginning; thence from said point of beginning S86°46'09"E for 310.31 feet; thence S00°11'06"W for 285.66 feet; thence S89°53'47"W for 310.03 feet; thence N00°12'53"E for 303.71 feet to the point of beginning, said tract contains 2.097 acres, and, a tract of land lying in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: commencing at the southeast corner of Lot 12, Block 6, of the plat of Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision which is the point of beginning; thence from said point of beginning S00°06'59"W for 100.20 feet; thence S00°12'53"W for 303.71 feet; thence S00°17'45"W for 263.17 feet; thence S89°57'16"W for 311.95 feet; thence N00°11'03"E for 300.82 feet; thence along a curve to the right with a delta angle of 40°01'24", a radius of 174.00 feet and an arc length of 121.55 feet; thence N 40°12'27"E for 137.94 feet; thence along a curve to the left with a delta angle of 40°01'48", a radius of 226.00 feet and an arc length of 157.90 feet; thence N00°10'4"E for 3.16 feet; thence N89°41'05"E for 130.11 feet to the point of beginning, said tract contains 3.975 acres
PROPOSED LEGAL DESCRIPTION	Lot 2, Block 1, Pine Crest Village Addition located in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.75 acres
LOCATION	At the southern end of Chalkstone Drive

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EXISTING ZONING Medium Density Residential District (Planned Development Designation) - Medium Density Residential District

SURROUNDING ZONING

North: Medium Density Residential District (Planned Residential Development) - Medium Density Residential District

South: Medium Density Residential District (Planned Development Designation) - Medium Density Residential District

East: Low Density Residential District

West: Medium Density Residential District (Planned Development District)

PUBLIC UTILITIES City sewer and water

DATE OF APPLICATION 5/13/2005

REVIEWED BY Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Upon Final Planned Residential Development submittal, a water and sewer plan prepared by a Professional Engineer shall be submitted for review and approval. In addition, the applicant shall demonstrate that adequate domestic and fire flows are being provided;
2. Upon Final Planned Residential Development submittal, a grading plan and geotechnical information shall be submitted for review and approval;
3. Upon Final Planned Residential Development submittal, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall incorporate the local or regional facilities in order to detain flows to pre-developed flow rates. In addition, the drainage plan shall demonstrate that fill along the north side of the property does not impact detention pond capacities;
4. The International Fire code shall be continually met. In particular, fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, all of the residences shall be sprinklered;
5. Upon Final Planned Residential Development submittal, a landscaping plan shall be submitted for review and approval;
6. Upon Final Planned Residential Development submittal, a sign and lighting package shall be submitted for review and approval;

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7. Upon Final Planned Residential Development submittal, elevations for the proposed structures shall be submitted for review and approval. In addition, a list of building materials and the proposed color palette for all structural development shall be submitted for review and approval. All construction shall comply with the approved elevations;
8. Upon Final Planned Residential Development submittal, the location and size of the dumpsters shall be submitted for review and approval. In particular, the applicant shall identify whether individual trash receptacles and/or community dumpsters are being proposed. In addition, the dumpsters shall be screened;
9. Upon Final Planned Residential Development submittal, the location, size and noise rating of any exterior air handling equipment proposed for the community center shall be submitted for review and approval;
10. A building permit shall be obtained prior to any construction. In addition, a Certificate of Occupancy shall be obtained prior to occupancy;
11. 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;
12. Prior to issuance of a building permit, a Final Plat shall be approved creating a separate lot for the proposed development;
13. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre; and,
14. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Residential Development or a subsequent Major Amendment.

GENERAL COMMENTS:

The applicant has submitted an Initial Planned Residential Development to allow twelve four-plexes, a community center and a 13 stall garage to be located on the subject property. The applicant has indicated that the proposed development is to be known as "Pine Crest Village Development". In addition, the applicant has submitted a Layout Plat for the subject property to create a 5.757 acre lot leaving a non-transferable balance. (See companion item #05PL092.)

The subject property is located at the southern terminus of Chalkstone Drive. Currently, a single family residence and accessory structures are located on the non-transferable balance.

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.

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Dumpsters: Upon Final Planned Residential Development submittal, the location and size of the dumpsters must be submitted for review and approval. In particular, the applicant must identify whether individual trash receptacles and/or community dumpsters are being proposed. In addition, the dumpsters must be screened

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. In addition, the applicant must demonstrate that adequate domestic and fire flows are being provided.

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 incorporate the local or regional facilities in order to detain flows to pre-developed flow rates. In addition, the drainage plan must demonstrate that fill along the north side of the property will not impact detention pond capacities.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) 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. In addition, all of the residences must be sprinklered. Staff is recommending that all International Fire Codes be continually met.

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 June 9, 2005 Planning Commission meeting if these requirements have not been met.