

STAFF REPORT
August 4, 2005

No. 05PD031 - Planned Unit Development - Initial and Final Development Plan to allow the construction of a commercial building and a four plex in the Medium Density Residential Zoning District **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Johnny Sundby
REQUEST	No. 05PD031 - Planned Unit Development - Initial and Final Development Plan to allow the construction of a commercial building and a four plex in the Medium Density Residential Zoning District
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot H Revised, Harter Subdivision, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .62 acres
LOCATION	At the intersection of Sheridan Lake Road and Canyon Lake Road
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	Park Forest District
East:	Medium Density Residential District
West:	No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/29/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Unit Development - Initial and Final Development Plan to allow the construction of a commercial building and a four plex in the Medium Density Residential Zoning District be continued to the **September 8, 2005** Planning Commission meeting.

GENERAL COMMENTS: **(July 26, 2005 Update)** This item was continued at the July 21, 2005 Planning Commission meeting to allow time for the applicant to make the necessary revisions to the development plan.

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(June 9, 2005 Update) This item was continued at the June 23, 2005 Planning Commission meeting to allow time for the applicant to make the necessary revisions to the development plan.

(This Staff Report was revised on June 13, 2005. All revised and/or added text is shown in bold text.) This item was continued at the May 26, 2005 Planning Commission meeting to allow time for the applicant to make the necessary revisions to the development plan. As of this writing, the applicant has not submitted any revised drawings or additional information. As such, staff recommends that the Planned Unit Development – Initial and Final Development Plan be continued to the July 21, 2005 Planning Commission meeting.

The subject property is located at the northeast corner of Sheridan Lake Road and Canyon Lake Drive. The subject property is currently void of any structural development. The applicant is proposing to construct a photo studio/office, detached storage building and four unit apartment building on the subject property. The applicant is requesting approval of a Planned Unit Development – Initial and Final Development Plan to allow the construction of a commercial building with an accessory detached storage building and a multi-family structure in the Medium Density Residential Zoning District.

STAFF REVIEW: The purpose of planned developments is to provide deviation from conventional zoning and subdivision regulations in order to provide optional methods of land development and to encourage imaginative urban design. Planned developments also allow a mix of land uses which are compatible and well integrated. They provide an adequate review procedure which promotes the proper development of environmentally sensitive areas and they are to promote compatibility with adjacent land use and available public facilities. Planned Unit Developments provide an opportunity for mixed use developments with commercial and residential uses allowed on the same property.

Staff has reviewed the Planned Unit Development – Initial and Final Development Plan with regards to the established purpose and criteria for a planned development.

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction and that a Certificate of Occupancy must be obtained prior to occupying the buildings.

Air Quality Permit: Staff noted that if the area of disturbance does not exceed one acre. As such, an Air Quality Permit is not required.

Land Use: As previously indicated, the subject property is currently zoned Medium Density Residential. Section 17.50.090 (C) of the Rapid City Municipal Code states that no more than 20 percent of land area within a Planned Unit Development can be devoted to commercial uses if located within residential zoning districts. The applicant's site plan shows that approximately 49 percent of the land area within the proposed Planned Unit Development is devoted to commercial uses. As such, staff is recommending that this

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request be continued to the June 23, 2005 Planning Commission meeting to allow time for the applicant to revise the site plan reducing the land area devoted to commercial uses to a maximum of 20 percent.

Staff also noted that the amount of land area that can be devoted to commercial uses within a Planned Unit Development is 50 percent when the property is located in a commercial zoning district. As such, the applicant may wish to request that the subject property be rezoned to a commercial zoning district.

On June 10, 2005, the applicant met with the Future Land Use Committee to discuss changing the zoning of the subject property from Medium Density Residential to Office Commercial. The Future Land Use Committee indicated that they would be in support of the change to the Future Land Use Plan.

On June 29, 2005, the applicant submitted a Rezoning request to change the zoning of the subject property from Medium Density Residential to Office Commercial. The applicant also submitted a Comprehensive Plan Amendment application to change the future land use designation for the subject property from residential to Office Commercial with a Planned Unit Development. These requests will be heard at the August 4, 2005 Planning Commission meeting. As such, staff recommends that this item be continued to the August 4, 2005 Planning Commission meeting to allow it to be heard in conjunction with the associated Rezoning request and Amendment to the Comprehensive Plan.

Staff noted that if the requested rezoning from Medium Density Residential to Office Commercial is approved then 50 percent of the subject property may be used for commercial purposes.

Design Features: The proposed photo studio/office is a 1,368 square foot two story structure. The exterior of the commercial building will resemble a cabin with timber frame construction and log siding with white chinking. The accessory storage building will closely resemble the log cabin style commercial building. Concerns have been expressed relative to the architectural design of the proposed commercial building to be located at the corner of the subject property along Sheridan Lake Road and Canyon Lake Drive. There are established single family residences located along Canyon Lake Drive with historical importance to the area. There are concerns that the architectural design of the structure will not contribute to a unified architectural theme with the existing single family residences along this portion of Canyon Lake Drive and the proposed multi-family residence on the subject property. As such, staff is recommending that this item be continued to the June 23, 2005 Planning Commission meeting to allow time for the applicant to submit revised drawings for the proposed commercial building on the subject property.

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The applicant has indicated that he is willing to make the necessary changes to the exterior of the proposed commercial building. However, as of this writing, no revised drawings of the exterior of the proposed commercial building have been submitted for review and approval.

The proposed four unit multi-family residence is approximately 2,055 square feet in size and will be two stories in height. The exterior of the multi-family building will be tan brick with taupe siding to maintain the earth tone color palette for the development.

Setbacks: The proposed commercial building will be set back 25 feet from Sheridan Lake Road and 49 feet from Canyon Lake Drive with a 25 foot side yard setback from the east property line.

The proposed detached storage building will have a front yard setback of 25 feet from Sheridan Lake Road and a side yard setback of 12 feet from the east property line.

The proposed multi-family residence will have a front yard setback from Sheridan Lake Road of 25 feet with a side yard setback of 13.5 feet from the east property line and a 44.3 feet rear yard setback from the north property line.

Staff noted that the proposed setbacks are in compliance with setback requirements of the Zoning Ordinance.

On June 29, 2005, the applicant submitted a revised site plan showing the proposed commercial building located 15 feet from the east side lot line. As previously mentioned the proposed accessory storage building will have an east side yard setback of 12 feet and the proposed multi-family residence will have an east side yard setback of 13.5 feet. As previously mentioned the applicant has submitted an application to rezone the subject property from Medium Density Residential to Office Commercial. The Office Commercial Zoning District requires a minimum 25 foot side yard setback when adjacent property has a zoning classification other than Office or General Commercial. The applicant is requesting a reduced east side yard setback from the required 25 feet to 15 feet for the commercial building, 12 feet for the accessory building and 13.5 feet for the multi-family residence. The reduced east side yard setback is necessary due to an increased front yard setback along Sheridan Lake road to accommodate for the future expansion of Sheridan Lake Road. Due to the narrowness of the lot and the increased landscaping along the east lot line, staff is recommending approval of a reduced east side yard setback.

Street Widths: Staff noted that both Canyon Lake Drive and Sheridan Lake Road are classified as minor arterial streets on the Major Street Plan. Minor arterial streets are required to have a minimum right-of-way width of 100 feet. Staff noted that Sheridan Lake Road has a right-of-way width of 100 feet south of Canyon Lake Drive. However, the right-of-way width varies from 48 feet in width to 39 feet in width, north of Canyon Lake Drive adjacent to the subject property. Staff has concerns that any future plans to widen Sheridan Lake Road

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north of Canyon Lake Drive may adversely impact the layout and development of the subject property. As such, a revised site plan must be submitted showing the proposed structures in a location that would continue to meet the setback requirements when Sheridan Lake Road is widened.

On June 29, 2005, the applicant submitted a revised site plan showing the proposed commercial building located 35 feet from the west property line. The location of the proposed commercial building on the revised site plan will provide an adequate front yard setback if Sheridan Lake Road is widened in the future.

Access: The subject property has an existing driveway approach on Canyon Lake Drive located approximately 40 feet from the intersection of Canyon Lake Drive and Sheridan Lake Road. The applicant is proposing to remove the existing driveway approach on Canyon Lake Drive and construct the access to the subject property on Sheridan Lake Road. Staff noted that the required driveway separation on minor arterial streets is 230 feet. The proposed driveway approach is approximately 170 feet from the intersection of Sheridan Lake Road and Canyon Lake Drive which does not meet the minimum separation requirement. However, due to the limited frontage of the subject property on Canyon Lake Drive and the narrowness of the lot, staff is recommending that an exception to the Street Design Criteria Manual be granted to reduce the driveway separation width from 230 feet to 170 feet on the subject property.

Parking: The Rapid City Municipal Code requires that 14 off-street parking stalls be provided for the Planned Unit Development. The applicant's site plan shows a total of 19 off-street parking stalls with two being handicapped accessible and one of those being "van accessible". The proposed parking plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Landscaping: The Planned Unit Development will require that 22,415 landscaping points be provided. The applicant's landscaping plan shows that 23,670 landscaping points will be provided. The landscaping plan indicates that numerous trees and shrubs will be planted along the exterior of the property to serve as a buffer between the proposed use and the adjacent properties. The landscaping plan also shows that a minimum of 50 percent of the landscaping will be located within 20 feet of the parking lot. The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Lighting: The applicant's submitted plans show the exterior lighting to be located on the exterior walls of the proposed structures. All exterior site lighting will need to be directed away from the adjacent rights-of-way and residential zoned properties.

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Signage: Section 15.28 of the Rapid City Municipal Code states that the total area of wall signs or grounds signs for all residential entities on the premises may be one square foot for each dwelling unit. The applicant has indicated that there will be a total of four dwelling units on the subject property which would allow a total of four square feet of signage for the multi-family residence.

Section 15.28.220 of the Rapid City Municipal Code states that wall signs or ground signs for a commercial use in a residential district may be one square foot in size per commercial use. As such, a sign totaling no more than one square foot in size may be permitted for the commercial use on the subject property.

The applicant has not indicated that any signage will be provided for the multi-family residence. However, the proposed sign for the commercial use on the property appears to be larger than one square foot in size. Prior to Planning Commission approval, a revised sign package must be submitted showing the proposed commercial signage on site to be a maximum of one square foot in size or a variance must be obtained from the Sign Board of Appeals. Staff also recommends that any signage on site be a ground sign or a wall sign with no pole signs being permitted.

As of this writing, a revised sign package has not been submitted for review and approval. Staff also noted that the applicant has not submitted a variance application to the Sign Board of Appeals.

As previously indicated the applicant has submitted a request to rezone the subject property from Medium Density Residential to Office Commercial. If the Rezoning request is approved then the proposed sign package will be in compliance with the Sign Code.

Utilities: Staff noted that curb stops must be installed on the water service lines and that access and maintenance easements to the curb stops be provided. Staff also noted that the sizes of the water service lines must be provided.

As of this writing, this information has not been submitted for review and approval.

Drainage: Staff noted that the elevations of the top of the grate in the parking area and the invert elevations on the junction box at the storm sewer connection in Canyon Lake Drive must be verified to insure that they function properly.

As of this writing, this information has not been submitted for review and approval.

Fire Safety: Staff noted that the number and location of the existing fire hydrants in the area are adequate for the proposed development. Staff also noted that the proposed multi-family residence must be fully fire sprinklered and alarmed as per the International Fire Code.

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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 not been returned. Staff will notify the Planning Commission at the May 26, 2005 Planning Commission meeting if these requirements have not been met.

The receipts from the required notification of surrounding property owners have been returned and the required notification sign has been posted on the subject property.

Staff is recommending that this item be continued to the **September 8, 2005** Planning Commission Meeting to allow time for the applicant to make the necessary revisions to the development plan.