

STAFF REPORT
December 8, 2005

No. 05PD076 - Major Amendment to a Planned Residential Development to the revise sign plan and landscaping plan **ITEM 16**

GENERAL INFORMATION:

PETITIONER	Charles Rooks
REQUEST	No. 05PD076 - Major Amendment to a Planned Residential Development to revise the sign plan and landscaping plan
EXISTING LEGAL DESCRIPTION	Lot 5 Revised Sandstone Ridge Subdivision, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.3 acres
LOCATION	At the southeast corner of the intersection of Holiday Lane and Sheridan Lake Road
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Park Forest District
South:	Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District (Planned Residential Development)
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/7/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to revise the sign plan and landscaping plan be approved with the following stipulations:

1. A Sign Permit shall be obtained prior to construction of any signage;
2. The signs shall be constructed as per the submitted elevations and the locations shall be as per submitted plans;
3. Any additional signage shall be approved through a Major Amendment to the Planned Residential Development;
4. The waterfall feature on the southwest corner of the property shall be as per the elevation and plan submitted;
5. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City

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- Municipal Code shall be continually met and be maintained in a live vegetative state and replaced as necessary; and,
6. All stipulations of the previous Major Amendment to a Planned Residential Development (04PD057) shall be continually met.

GENERAL COMMENTS: The subject property is located at the southeast corner of the intersection of Holiday Lane and Sheridan Lake Road. Property located south and east of the subject property is zoned Medium Density Residential District with a Planned Residential Development. Property located north and west of the subject property is zoned Park Forest District. In 1976, the Fairway Hills Planned Residential Development was approved to allow a combination of residential and commercial uses on approximately 78 acres of land. In 1998, a Major Amendment to the Planned Residential Development was approved to allow a 113 suite retirement residence north of Holiday Lane and also identified a 25,000 square foot office complex to be located on the subject property. On November 4, 2004, the Planning Commission approved the Major Amendment to a Planned Residential District (04PD057) to allow the construction of a funeral home on the subject property in the location of the previously proposed office complex. The stipulations of approval for the November 4, 2004 Major Amendment were:

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the building;
2. Prior to initiation of construction, an Air Quality Permit shall be obtained;
3. The structure shall be fully fire sprinkled and fully fire alarmed;
5. A minimum of two fire hydrants shall be provided with one being located no more than 250 feet from the driveway to the facility and one located on site;
6. Fire hydrants shall be in place and operational providing the minimum required fire flow water pressure prior to any building construction;
7. Prior to issuance of a Building Permit, plans for the fire hydrant systems shall be submitted for design and location review and approval;
8. The applicant shall pay the Arrowhead Drainage Basin Drainage Plan fees;
9. Prior to issuance of a Building Permit, specific design recommendations shall be provided for the foundations, floor slabs, grading and compaction, retaining walls and paved parking lots and access drives;
10. A special exception to the Street Design Criteria Manual is hereby granted to reduce the driveway separation from Sheridan Lake Road from 115 feet to 60 feet;
11. The proposed structure shall not exceed a maximum height of 26 feet. In addition, any improvements to the structure increasing the overall height of the structure above 26 feet shall be reviewed as a Major Amendment to the Planned Residential Development;
12. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
13. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
14. Prior to initiation of sign construction, a Sign Permit shall be obtained;
15. Any additional signage shall be approved through a Major Amendment to the

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Planned Residential Development;

16. The proposed structure shall conform architecturally to the plans and elevations submitted; and,
17. The Major Amendment to the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

The applicant has requested a significant change in the approved ground sign for the property and has requested approval of a second sign at a southwest location. In addition, the applicant requests approval to add a waterfall feature located at the southwest portion of the subject property.

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

Signage: The approved landscaping plan of the previous Major Amendment to the Planned Residential Development indicates a five foot high ground sign to be located near the intersection of Sheridan Lake Road and Holiday Lane. The proposed sign was to be constructed of field stone matching the proposed structure, with the lettering to be bronze, reading "Serenity Springs". The proposed sign was to be lit by ground lights that would be shielded to control the dispersal of light. The applicant is requesting approval to amend the sign plan to construct a sign of redwood planks stained dark red. The cast metal bronze letters will be attached to the redwood planks. The sign will be placed above the water fall feature on two supporting posts approximately three feet above the flowing water. An identical sign is proposed at a location on the southwest corner of the property. The sign will be approximately ten feet from the sidewalk, located below the boulders and trees associated with the second water feature. The sign will be approximately two feet from the ground on two supporting posts. Both signs will be eleven feet in width, with the words "Serenity Springs" fifteen inches in height and "Funeral Chapel" six inches in height. Both signs are located outside of any sight triangle. A Sign Permit must be obtained prior to construction of any proposed signage.

Waterfall feature: The applicant has requested the approval of a waterfall feature on the southwest corner of the subject property. The original Major Amendment to the Planned Residential Development indicated a waterfall feature on the northwest corner of the property. Since that approval, a second waterfall has been constructed on the site. The applicant is requesting that this feature be included for approval through this Major Amendment as per the elevation submitted.

Major Amendment stipulations: The stipulations of the previous Major Amendment to a Planned Residential Development (04PD057) as listed above shall be continually met.

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

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As of this writing, the required Major Amendment to a Planned Commercial Development sign has not been posted on the property and the receipts from the required certified mailings have not been returned. Staff will notify the Planning Commission on December 8, 2005 if these requirements have not been met.