

STAFF REPORT
April 20, 2006

No. 06PD017 - Planned Residential Development - Initial Development Plan **ITEM 30**

GENERAL INFORMATION:

PETITIONER	DGM Development and Echo Development
REQUEST	No. 06PD017 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lots 10 & 11 of Madison's Subdivision, located in the SE1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	500 feet north of Country Road and adjacent to the west side of Haines Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	No Use District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/24/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. A Final Plat shall be approved prior to or in conjunction with a Final Planned Residential Development;
2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. A maximum overall density of 2,250 square feet per townhome lot shall be allowed;
4. A minimum open space of 600 square feet per townhome lot shall be provided;
5. Upon submittal of a Final Planned Residential Development, covenants or some other mechanism shall be established to insure that the development will provide affordable housing as proposed and that the housing will remain affordable;
6. Upon submittal of a Final Residential Development Plan application, a complete

STAFF REPORT
April 20, 2006

No. 06PD017 - Planned Residential Development - Initial Development Plan **ITEM 30**

- landscaping plan shall be submitted for review and approval identifying specific plant material. In particular, the landscaping plan shall comply with all requirements of the Zoning Ordinance;
7. Upon submittal of a Final Residential Development Plan application, a complete sign package shall be submitted for review and approval;
 8. Upon submittal of a Final Residential Development Plan application, a complete lighting package identifying the design of the proposed lighting shall be submitted for review and approval. In particular, the light package shall show street lights within the median along Pearl Boulevard. In addition, the lighting shall be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
 9. Upon submittal of a Final Residential Development Plan application, the location and size of the dumpsters shall be submitted for review and approval. In addition, the dumpsters shall be screened;
 10. Upon submittal of a Final Residential Development Plan application, complete elevations showing all sides of the building(s) and any proposed deck(s) shall be submitted for review and approval. In addition, a list of building materials shall be submitted for review and approval;
 11. Upon submittal of a Final Residential Development Plan application, the location, size and noise rating of any exterior air handling equipment shall be submitted for review and approval. In addition, the equipment shall be screened from all adjacent properties, including rooftop facilities;
 12. Upon submittal of a Final Residential Development Plan application, construction plans for the bike/walk trail shall be submitted for review and approval;
 13. Prior to submittal of a Final Residential Development plan, the site plan shall be revised to show Roberta Drive extended to the north lot line of the subject property;
 14. 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 particular, on-site fire hydrants shall be provided as needed. In addition, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. The proposed structure(s) shall be fully fire sprinkled and fire alarmed as per the 2003 International Fire Code;
 15. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Final Residential Development Plan application or a subsequent Major Amendment; and,
 16. The Planned Residential Development shall allow for the construction of townhomes on the property. 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 Planning Commission, or if the use as approved has ceased for two years.

GENERAL COMMENTS:

The applicant has submitted an Initial Planned Residential Development request to allow a 190 unit townhome development to be constructed on the subject property. In addition, the applicant has submitted a Layout Plat to subdivide the subject property into 190 townhome lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive

STAFF REPORT
April 20, 2006

No. 06PD017 - Planned Residential Development - Initial Development Plan **ITEM 30**

the requirement to install sidewalk and street light conduit along Pearl Boulevard and to waive the requirement to install curb, gutter, sidewalk and street light conduit along the access easements as they extend through the subject property. (See companion items #06SV015 and 06PL042.)

The property is located approximately 375 feet north of the intersection of Country Road and Haines Avenue on the west side of Haines Avenue. Currently a single family residence and a shed are located on the property.

STAFF REVIEW:

Staff has reviewed the Initial Planned Residential Development request and has noted the following stipulations:

Platting: As previously indicated, a Layout Plat has been submitted to subdivide the subject property into 190 individual townhome lots. During the review of the Layout Plat, staff has noted that infrastructure improvements as well as drainage and grading issues must be addressed upon submittal of a Preliminary Plat. As such, staff is recommending that a Final Plat be approved prior to or in conjunction with a Final Planned Residential Development to insure that the subdivision improvement issues have been addressed.

Affordable Housing: The applicant has indicated that the proposed residential development will provide additional affordable housing for Rapid City. As such, the applicant has requested a number of special exceptions and variances in order to reduce the overall cost of the project. Staff is recommending that upon submittal of a Final Planned Commercial Development, covenants or some other mechanism be established to insure that the development will provide affordable housing as proposed and that the housing will remain affordable. Staff will consider the aforementioned deviations from the Zoning Ordinance with the consideration that the project will be exclusively developed to provide affordable housing.

Setbacks/Density: The property is currently zoned Medium Density Residential District. The applicant is proposing to create 190 individual townhome lots within one townhome development lot. Each individual townhome lot will be 22 feet X 24 feet or 24 feet X 24 feet creating a lot in the footprint of the proposed townhome. The setbacks are measured from the proposed structure(s) to the lot lines of the townhome development lot. As such, the applicant's site plan demonstrates that the minimum setbacks are being provided.

The Zoning Ordinance requires a minimum lot size of 4,000 square feet for a townhome lot. However, Chapter 17.50.040 states that "if the Conditional Use Permit procedure is utilized, density should not exceed one dwelling unit per 2,250 square feet. The requirements of open space on individual townhouse lots may be waived, but the overall open space requirement of 600 square feet per unit for the townhouses development lot shall remain. The Planning Commission and the City Council may also allow an individual townhouse lot to consist of only the townhouse structure and minimum setback, if a determination is made that common open space is adequate in size and appropriate in location."

STAFF REPORT
April 20, 2006

No. 06PD017 - Planned Residential Development - Initial Development Plan **ITEM 30**

An Initial and Final Planned Residential Development is a Conditional Use within the Medium Density Residential District. The overall density of the proposed townhome development is 2,290 square feet per lot. In addition, 718 square feet of open space is being provided per lot within the common area. Staff is recommending that a maximum overall density of 2,250 square feet per townhome lot be allowed and that a minimum open space of 600 square feet per townhome lot be provided as required.

Street Connectivity: Roberta Street has been constructed to the south lot line of the subject property as a part of the road networking required for the development known as "Kateland Subdivision" located on the adjacent property. This site plan identifies the extension of Roberta Street from Kateland Subdivision north through a portion of the subject property to Pearl Boulevard. Staff is recommending that Roberta Street be extended to the north lot line of the subject property in order to continue the street connectivity between developments and to alleviate traffic congestion along Haines Avenue as the neighborhood continues to develop. Staff is recommending that the site plan be revised as identified prior to submittal of a Final Residential Development Plan application.

Design Features: The applicant has submitted elevations showing the front side of the proposed townhomes. In particular, each townhome will be a three story structure with a drive-under two stall garage. It also appears that some of the townhomes will have a deck on the second floor. (The applicant should be aware that no part of the deck may encroach into or over the adjacent street right-of-way and/or easement.) The elevations also identify the buildings with an alternate color schematic of natural earth tone colors. Staff is recommending that upon submittal of a Final Residential Development Plan application, complete elevations showing all sides of the building(s) and any proposed deck(s) be submitted for review and approval. In addition, a list of building materials must be submitted for review and approval.

Landscaping Plan: To date, a landscaping plan has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Residential Development Plan application, a complete landscaping plan be submitted for review and approval identifying specific plant material. In particular, the landscaping plan must comply with all requirements of the Zoning Ordinance.

Lighting Plan: The applicant has indicated that exterior lighting is being proposed on the townhome units. However, the applicant has not indicated if lighting is being proposed along the bike/walk trail. In addition, as noted in the Variance to the Subdivision Regulations, staff is recommending that street light conduit be provided along Pearl Boulevard in order to provide a lit street to accommodate the traffic generated by the proposed development. As such, staff is recommending that upon submittal of a Final Residential Development Plan application, a complete lighting package identifying the design of the proposed lighting be submitted for review and approval. In addition, the lighting must be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

STAFF REPORT
April 20, 2006

No. 06PD017 - Planned Residential Development - Initial Development Plan **ITEM 30**

Sign Package: To date, a sign package has not been submitted for review and approval. As such, staff is recommending that upon submittal of a Final Residential Development Plan application, a complete sign package, including any proposed signage on the buildings and direction signs within the development, be submitted for review and approval.

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 April 20, 2006 Planning Commission meeting if these requirements have not been met.