

STAFF REPORT

July 6, 2006

No. 06PD042 - Major Amendment to a Planned Residential Development to expand the boundaries and allow additional townhouse lots **ITEM 59**

GENERAL INFORMATION:

PETITIONER	EnVision Design, Inc. for Presbyterian Retirement Village of Rapid City
REQUEST	No. 06PD042 - Major Amendment to a Planned Residential Development to expand the boundaries and allow additional townhouse lots
EXISTING LEGAL DESCRIPTION	Tract B, Minnesota Ridge Subdivision, as shown on plat filed in Plat Book 30, Page 72, located in the S1/2; Lots 3 thru 6, Block 1, Terracita Park Subdivision, as shown on the Plat filed in Plat Book 31, page 108, located in the NW1/4 SE1/4; and, Lot 16, Block 28, Robbinsdale Addition No. 10, as shown on the Plat filed in Plat Book 30, page 63, located in the NE1/4 SW1/4, all located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.27 acres
LOCATION	Adjacent to Alta Vista Drive between Anamaria Drive and Minnesota Street
EXISTING ZONING	Medium Density Residential District - Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	Neighborhood Commercial District
East:	Office Commercial District (Planned Commercial Development) - Office Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to expand the boundaries and allow additional townhouse lots be approved with the following stipulations:

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1. A Building Permit must be obtained prior to initiation of construction, and a Certificate of Occupancy must be obtained prior to occupying the building.
2. The residential structures shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Residential Development;
3. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;
4. All provisions of the Medium Density Residential Development shall be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment;
5. The provisions of the 2003 International Fire Code shall be met at all times;
6. All stipulations of the Original Planned Residential Development – Initial and Final Development Plan shall be met at all times;
7. Landscaping at the site shall be constructed in accordance with the approved landscaping plan;
8. The townhome structures on Lots 3 – 6 shall provide a minimum 20 foot rear yard setback in conjunction with the approved landscaping plan as provided;
9. The townhome structure on Lot 16 shall provide a minimum 18 foot front yard setback from the private driveway and a minimum 11 foot 7 inch rear yard setback;
10. Prior to Planning Commission approval, a revised site plan indicating that the driveway approach on Lot 16 is located 50 feet from the curb must be submitted for review and approval or an Exception to Rapid City's Design Standard and Criteria must be obtained; and,
11. Prior to Planning Commission approval, all necessary changes shall be made to the site plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department.

GENERAL COMMENTS: The applicant has submitted a Major Amendment to a Planned Residential Development to expand the boundaries of the Planned Residential Development and to allow additional townhouse lots for an independent care housing facility for the elderly which is an integral part of the housing and medical services currently provided by West Hills Village. The additional units will be duplex and triplex cottages. This property is located adjacent to Alta Vista Drive between Anamaria Drive and Minnesota Street.

A Planned Residential Development – Final Development Plan (03PD007) for Phase I of the residential development was approved by the Planning Commission on March 27, 2003 with the following stipulations:

Engineering Division Recommendation:

1. The private driveway shall be constructed to City Street Design Standards with the exception that a four foot wide sidewalk shall be allowed along both sides of the interior driveway in lieu of a five foot wide sidewalk;

Building Inspection Recommendation:

2. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

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Fire Department Recommendation:

3. All Uniform Fire Codes shall be continually met;
4. The cul-de-sac at the end of the private driveway shall be constructed with a minimum 90 foot wide diameter, curb to curb. In addition, the cul-de-sac shall be posted with no parking sign(s);

Urban Planning Division Recommendations:

5. Phase One of the development shall allow for the construction of eight cottage units and the dirt work and foundations for three additional units. Any additional construction and/or dirt work shall require the review and approval of a Major Amendment to the Planned Residential Development;
6. The residential development shall conform architecturally to the plans and elevations submitted as part of this Final Planned Residential Development;
7. The proposed sign shall conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Residential Development. Any additional signage, in compliance with the Sign Code, shall require the review and approval of a Minimal Amendment;
9. Each cottage unit shall provide a minimum 18 foot front yard setback from the private driveway and a minimum 25 foot rear yard setback;
10. All provisions of the Medium Density Residential Development shall be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment; and,

Air Quality Division Recommendations:

11. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre.

On June 5, 2003, a Major Amendment to a Planned Residential Development (03PD023) was approved by the Planning Commission to allow construction of Phases I and II of the residential development with the following stipulations:

Engineering Division Recommendations:

1. Revised plans shall be submitted prior to issuance of a building permit showing a single water tap as proposed;
2. Prior to issuance of a building permit, recorded copies of permanent access easements granting the city access to water shut-off valves shall be provided;

Fire Department Recommendations:

3. All Uniform Fire Codes shall be continually met;
4. Fire Hydrants shall be required and located as per City Uniform Fire Code requirements;
5. All new Fire Hydrants shall be in place and operational prior to any building construction and provide at a minimum 1500 gpm/20 psi;
6. Street signs and individual lot addresses shall be posted prior to or in conjunction with building construction;

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7. Structures shall be fully fire sprinklered as per the Uniform Fire Code;

Building Inspection Division Recommendations:

8. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

Urban Planning Division Recommendations:

9. The residential development shall conform architecturally to the plans and elevations submitted as part of this Final Planned Residential Development;
10. All stipulations of the Original Planned Residential Development – Initial and Final Development Plan shall be met at all times;
11. All lighting shall be constructed in a way to maximize safety and minimize the impacts on surrounding land uses;
12. Prior to Planning Commission approval, a revised site plan shall be submitted showing compliance with all minimum required setbacks from property lines;
13. A Special Exception to allow more than 53 dwelling units with an exclusive access point shall be obtained or a second point of access shall be provided prior to any construction beyond 53 dwelling units;
14. Landscaping at the site shall be constructed in accordance with the approved landscaping plan;
15. All provisions of the Medium Density Residential Zoning District shall be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment; and,

Air Quality Division Recommendations:

16. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre.

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

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 building.

Design Features: The applicant has submitted building elevations identifying that the proposed duplex and/or triplex buildings will be one story structures, some with walk-out basements. The structures will have a peaked asphalt shingled roof and will be constructed of a combination wood, brick, fiber cement lap siding and trim, concrete glass and will be earth tone in color. Staff is recommending that the building(s) conform architecturally to the plans and elevations submitted as part of this Major Amendment to a Planned Residential Development.

Setbacks: The Planned Residential Development – Final Development Plan included a minimum 18 foot front yard setback for each townhome lot and a minimum 25 foot rear yard

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setback. The site plan submitted indicates buildings that are set askew and therefore do not appear to have rear yard setbacks that meet the 25 foot requirements of the Medium Density Residential Zoning District. Staff met July 29, 2006 with the applicant's architect to review options for the development. The current site plan for the property along Annamarie Drive and Alta Vista Drive indicates a rear yard setback of 11 feet 7 inches at one point on the northeast corner of the structure. The setback at the northwest corner is 36 feet 8 inches. The subject property is located on the top of a hill with the elevations north of the property dropping significantly. A commercial parking lot is located at the northeast corner of the lot several feet below the subject property. Due to the elevation difference, staff supports the reduced rear yard setback for this property of 11 feet 7 inches. The current site plan for the property along Minnesota Street and Alta Vista Drive indicate reduced rear yard setbacks in two areas of 16 feet and 18 feet 6 inches. Staff has concerns regarding the rear yard setback distance for this property as the adjacent property is zoned for Office Commercial uses. The applicant has indicated that the rear yard setbacks can be changed to provide a 20 foot setback in lieu of the required 25 foot setback. Staff supports a 20 foot setback on this portion of the development in conjunction with the approved landscaping plan that has been submitted.

Signage: The applicant has not submitted any additional sign packages. Any future signage on the property will require a Major Amendment to the Planned Residential Development.

Landscaping: The proposed Major Amendment to a Planned Residential Development will require that all landscaping points be provided. The original site plan for the Planned Residential Development – Final Development Plan indicated that 225,400 landscaping points were on site. The required number of landscaping points was 137,355. The Major Amendment for the additional property will require 7,838 points for the first small lot and 25,691 points for the second site. The applicant's site plan shows the proposed location of landscape areas to include trees, shrubs, and grass for a total of 24,470 points on the first small lot and 60,240 points on the second site. The submitted plan appears to meet all the requirements of the Landscape Ordinance.

Red line comments: The handicap ramps and the sidewalks at the street intersections do not meet the City's Specs as indicated on the red line comments. A detail of retaining walls identified on the site plan must be submitted if over four feet in height. Prior to Planning Commission approval, the red line comments shall be addressed and a revised site plan submitted for review and approval prior to the Planning Commission meeting. All red line comments shall be returned to the Growth Management Department.

Driveway width: The driveway width for Lot 16 is shown on the site plan to be 40 feet; however, the maximum driveway width for a shared approach is 24 feet. Staff met with the applicant's architect on July 29, 2006 to review the site plan. A revised site plan has been submitted indicating a 24 foot wide driveway.

Exception: The site plan indicating the location of the driveway on Lot 16 does not meet the clearance criteria in the City Street Design Criteria Manual. The site plan indicates that the

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driveway approach is less than the required distance of 50 feet from the back of the curb. An Exception to Rapid City's Design Standard and Criteria to allow a driveway approach 45 feet from the curb in lieu of the required 50 feet for Lot 16 has been submitted.

Notification: As of this writing the required sign has been posted on the property but the receipts from the required notification of surrounding property owners has not been returned. Staff will notify the Planning Commission at the July 6, 2006 Planning Commission meeting if this requirement has not been met.