

STAFF REPORT
December 7, 2006

No. 06PD092 - Planned Residential Development - Initial and Final Development Plan **ITEM 45**

GENERAL INFORMATION:

PETITIONER	Development for the Disabled for Working Against Violence, Inc.
REQUEST	No. 06PD092 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Tract 6 of Signal Heights of Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.223 acres
LOCATION	Southeast of the intersection of East Quincy Street and Signal Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	High Density Residential District - Park Forest District
South:	General Commercial District - Medium Density Residential District
East:	Medium Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/8/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved as an Initial Residential Development Plan only with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. The structure shall conform architecturally to the plans and elevations and color palette submitted as part of this Initial Planned Residential Development;
3. An Exception is hereby granted to allow a maximum 36 foot high building in lieu of a maximum 35 foot high building as per the Medium Density Residential District;
4. Prior to submittal of a Final Residential Development Plan, an Exception shall be obtained to allow access to be taken from East Boulevard, the higher order street, in lieu of Myrtle Avenue, the lesser order street, as per the Street Design Criteria Manual or the

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- site plan shall be revised accordingly;
5. Prior to submittal of a Final Residential Development Plan application, a Variance from the City Council shall be obtained waiving the requirement to provide a sidewalk along East Boulevard as per Chapter 12.16.080 of the Rapid City Municipal Code or the site plan shall be revised to show a sidewalk along East Boulevard as it abuts the subject property;
 6. Prior to submittal of a Final Residential Development Plan, the site plan shall be revised to provide a fire apparatus turnaround at the end of the parking lot;
 7. Prior to submittal of a Final Residential Development Plan, the site plan shall be revised to locate the driveway exclusively on the subject property or the application shall include the legal description for that portion of the driveway located on the adjacent property and the adjacent property owner shall sign the application form. In addition, an access easement shall be recorded at the Register of Deed's office as needed;
 8. Upon submittal of a Final Residential Development Plan application, a sign package shall be submitted for review and approval. In particular, the sign package shall identify the location, size, building material, color and lighting of any proposed sign(s);
 9. Upon submittal of a Final Residential Development Plan application, a lighting package shall be submitted for review and approval. In particular, the lighting shall be designed to reflect 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;
 10. Upon submittal of a Final Residential Development Plan application, a landscaping plan shall be submitted for review and approval. In particular, the landscaping plan shall provide a minimum of 260,765 landscaping points;
 11. 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;
 12. 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;
 13. Upon submittal of a Final Residential Development Plan application, alternate elevations for the proposed fencing around the playground area shall be submitted for review and approval. In particular, the chain link fence with slats shall be revised eliminating the slats or an alternative opaque fencing material shall be utilized;
 14. Upon submittal of a Final Residential Development Plan application, a drainage plan shall be submitted for review and approval. In particular, calculations for the detention pond and design of the storm sewer shall be submitted in compliance with the Drainage Criteria Manual. The drainage plan shall also demonstrate that the existing storm manhole located in the East Boulevard right-of-way will continue to function as a release for drainage surcharge or the approach location along East Boulevard shall be relocated or the manhole shall be relocated;
 15. Upon submittal of a Final Residential Development Plan application, complete water plans prepared by a Registered Professional Engineer shall be submitted for review and approval. In particular, the water main shall be extended from Crescent Drive to the west lot line of the subject property and a fire hydrant shall be located along East Boulevard or, at a minimum, the water main shall be extended under the proposed parking lot with a

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- valve located at the east side of the parking lot and a dry water main extending under the parking lot. In addition, a "Permanent Water Easement for the City of Rapid City" shall be recorded across the subject property to East Boulevard for the proposed and/or future location of the water main(s);
16. Upon submittal of a Final Residential Development Plan application, complete sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval. In particular, the sewer plans shall demonstrate that the sewer system is not encroaching into the toe of the slope located along the east side of the subject property. In addition, a minimum ten foot separation shall be provided between the sewer system and the proposed building. The sewer plan shall also include invert information verifying that a spacing of ten feet is adequate. The sewer system shall also be designed to allow maintenance vehicle accessibility as needed. In addition, utility easements shall be recorded as needed;
 17. Upon submittal of a Final Residential Development Plan application, additional geotechnical information shall be submitted for review and approval. In particular, the geotechnical information shall address slope stability as per the proposed development plan with a complete stabilization and restoration plan. In addition, geotechnical observation shall be provided during construction of the site. The geotechnical report shall also include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
 18. 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 and all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;
 19. A minimum of 38 parking spaces shall be provided. In addition, two of the spaces shall be handicap accessible with one of the handicap spaces being "Van" accessible;
 20. All retaining walls four feet in height and higher shall be designed and plans sealed and signed by a Professional Engineer;
 21. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
 22. 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,
 23. The Planned Residential Development shall allow for the construction of a group home with 24 apartments and associated offices on the property. In particular, the office area may only be used for counseling and educational services for the residents of the group home. 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. In addition, any change and/or expansion in use will require that a Major Amendment to the Planned Residential Development be obtained.

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GENERAL COMMENTS:

The applicant has submitted an Initial Residential Development Plan to allow a group home to be located on the subject property. Please note that staff erred in advertising this item as an Initial and Final Residential Development Plan. As such, this item appears on the agenda as an Initial and Final Residential Development Plan. However, the recommendation of approval is for approval of the Initial Residential Development Plan only as requested by the applicant.

The property is located approximately 400 feet north of the intersection of East Boulevard and E. Signal Drive on the east side of East Boulevard. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial Residential Development Plan and has noted the following considerations:

Use: The applicant has indicated that a group home will be constructed on the subject property. In particular, the group home will include 24 apartments consisting of 16 two bedroom apartments and eight three bedroom apartments and an office area. The applicant has also indicated that the group home will provide housing and counseling to families that would otherwise be homeless. In addition, a self-sufficiency program and family counseling will be offered to the residents. The applicant has also indicated that program participants will be required to follow a strict set of rules and guidelines regarding participation in the program and residency at the group home. It is anticipated that the average stay for each family will be from 18 months to 24 months. Staff is recommending that the group home be operated in compliance with the proposed use(s) as identified above.

Design Features: The applicant has submitted elevations of the proposed structure identifying a three story structure with a pitched roof. In addition, the structure will be constructed with wood, glass, steel siding, brick veneer and asphalt shingles. The applicant has also indicated that the colors of the building will be earth tone in shades of brown with rust accents. Staff is recommending that the structure conform architecturally to the plans and elevations and color palette submitted as part of this Initial Planned Residential Development.

Height: The elevations of the proposed structure identify a 35 foot 11 ½ inch tall building. The Medium Density Residential District allows a maximum building height of 35 feet. As such, the applicant has requested an Exception to allow the proposed building. A steep hill is located along the east side of the subject property and will serve to buffer the building from the adjacent property as well as provide a backdrop for the structure further minimizing its impact. In addition, the aesthetic attraction of the building is enhanced with the proposed 4:1 pitch of the roof line in lieu of a 3:1 pitch. As such, staff is recommending that the Exception be granted to allow a maximum 36 foot high building in lieu of a maximum 35 foot high building as per the Medium Density Residential District.

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Sidewalk: Chapter 12.16.080 of the Rapid City Municipal Code states that the construction of a permanent sidewalk fronting or abutting all streets, highways and avenues shall be accomplished by the builder, owner or developer of all new or relocated residential or commercial buildings within the City. As such, the applicant must construct a sidewalk along East Boulevard as it abuts the subject property. The applicant has requested an Exception to waive the requirement to install the sidewalk as required. However, Chapter 12.16.080.D states that a Variance from the City Council must be obtained to waive this requirement. Staff is recommending that prior to submittal of a Final Residential Development Plan application, a Variance from the City Council be obtained waiving the requirement to provide the sidewalk along East Boulevard or the site plan must be revised to show a sidewalk along East Boulevard as it abuts the subject property.

Geotechnical Information: A steep hill exists along the east side of the subject property and has a history of instability and slumping. The applicant has submitted preliminary geotechnical information identifying issues that must be addressed as a part of any development of the site. Staff is recommending that upon submittal of a Final Residential Development Plan application, additional geotechnical information be submitted for review addressing slope stability as per the proposed development plan with a complete stabilization and restoration plan. In addition, geotechnical observation must be provided during construction of the site. The geotechnical report must also include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures.

Drainage Plan: Currently, drainage flows across the subject property from the south lot line to the north lot line, out to the East Boulevard right-of-way. Staff is recommending that upon submittal of a Final Residential Development Plan application, a drainage plan be submitted for review and approval. In particular, calculations for the detention pond and design of the storm sewer must be submitted in compliance with the Drainage Criteria Manual. In addition, the drainage plan must demonstrate that the existing storm manhole located in the East Boulevard right-of-way will continue to function as a release for drainage surcharge or the approach location along East Boulevard must be relocated or the manhole must be relocated.

Water: The applicant has submitted preliminary information identifying the extension of a water main from Crescent Drive located east of the subject property to serve the proposed group home. In particular, the water main is extended to the east side of the proposed parking lot and north to the proposed group home. However, staff is recommending that the water main be extended under the parking lot and to the west lot line of the subject property as it abuts East Boulevard. In addition, a fire hydrant must be placed along East Boulevard. The applicant is proposing to place a fire hydrant at the southeast corner of the proposed building; however, the fire hydrant along East Boulevard may preclude the need to place another hydrant on site if it meets the distance requirements of the Fire Department. At a minimum, staff is recommending that the water main be extended under the parking lot to prevent any future disturbance of the paved parking surface in case the water main must

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ever be extended in the future to serve additional development. A valve may be located on the east side of the parking lot and a dry water main extended under the parking lot. In addition, a "Permanent Water Easement for the City of Rapid City" must be recorded across the subject property to East Boulevard for the proposed and/or future location of the water main(s).

Sewer: The applicant has submitted preliminary information identifying the extension of a sewer main from Crescent Drive to the north side of the proposed building. Staff has noted that the sewer main appears to encroach into the toe of the slope of the hill. In addition, a ten foot separation is not being provided between the sewer system and the proposed building along the north side of the building. Staff has also noted that a maintenance vehicle will not be able to access the manhole(s) located along the north side of the building. As such, staff is recommending that upon submittal of a Final Residential Development Plan application, complete sewer plans prepared by a Registered Professional Engineer be submitted for review and approval. In particular, the sewer plans must demonstrate that the sewer system is not encroaching into the toe of the slope as identified. In addition, a minimum ten foot separation must be provided between the sewer system and the proposed building. The sewer plan must also include invert information verifying that a spacing of ten feet is adequate. The sewer system must also be designed to allow maintenance vehicle accessibility as needed. In addition, utility easements must be recorded as needed.

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 December 7, 2006 Planning Commission meeting if these requirements have not been met.