

STAFF REPORT
January 4, 2007

**No. 06PD098 - Planned Residential Development - Final ITEM 36
Development Plan**

GENERAL INFORMATION:

PETITIONER	DGM/Echo Development
REQUEST	No. 06PD098 - Planned Residential Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 10 and 11 of Madison's Subdivision, located in the SE1/4 of the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	4325 and 4385 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:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/8/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Final Development Plan be approved with the following considerations:

1. Prior to Planning Commission approval, additional drainage information shall be submitted for review and approval. In particular, design documentation and calculations supporting the assumption that the existing 36 inch storm sewer located along Haines Avenue was designed to handle the excess flow generated from Sub-Basin 2 for the proposed development shall be submitted for review and approval;
2. Prior to Planning Commission approval, additional water information shall be submitted for review and approval. In particular, irrigation system information shall be submitted for review and approval or the Design Engineer's "Site Report" shall identify that an irrigation system is not being proposed. The applicant shall also demonstrate how water will be provided to the north during the tie into the water main in Haines Avenue. In addition, the construction plans shall be revised eliminating the open cut along Haines Avenue for the

STAFF REPORT
January 4, 2007

**No. 06PD098 - Planned Residential Development - Final ITEM 36
Development Plan**

- water service connection;
3. Prior to Planning Commission approval, the Design Engineer's Site Report shall be modified to include a brief discussion of an alternate method of handling sewer in the event the Mallridge lift station is not operational. In addition, the wastewater plans shall be revised to show the extension of a sewer main to the north property line along Roberta Street;
 4. Prior to Planning Commission approval, the street construction plans shall be revised to provide a permanent turnaround at the end of Kateland Street. In particular, the turnaround shall be designed to accommodate Fire Department apparatus;
 5. Prior to Planning Commission approval, information shall be provided to insure that the development will provide affordable housing as proposed by the applicant. In addition, covenants or some other mechanism shall be established to provide the mechanism for maintenance of the common area, including the bike/walk trail. Covenants or some other mechanism shall also be established to insure maintenance of the private sewer line(s) as per the stipulation of the approved Exception waiving the requirement to install manholes at the end of the sewer lines in the access easements;
 6. Prior to Planning Commission approval, covenants or some other mechanism shall be established to provide the mechanism for maintenance of the common area, including the bike/walk trail;
 7. Prior to Planning Commission approval, covenants or some other mechanism shall also be established to insure maintenance of the private sewer line(s) as per the stipulation of the approved Exception waiving the requirement to install manholes at the end of the sewer lines in the access easements;
 8. Prior to Planning Commission approval, a complete landscaping plan shall be submitted for review and approval. In particular, the landscaping plan shall identify the ground cover proposed within the common area. In addition, the landscaping plan shall identify the total number of proposed landscaping points;
 9. Prior to issuance of a building permit, a Final Plat shall be approved;
 10. Prior to issuance of a building permit, all necessary changes shall be made to the plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Development Service Center Division;
 11. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
 12. Prior to issuance of a Certificate of Occupancy, the Mallridge lift station shall be operational or an alternate wastewater system shall be constructed to serve the development;
 13. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
 14. A maximum overall density of 2,250 square feet per townhome lot shall be allowed;
 15. A minimum open space of 600 square feet per townhome lot shall be provided;
 16. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;
 17. No signage shall be allowed as proposed by the applicant. Any future signage shall require a Major Amendment to the Final Residential Development Plan;
 18. Street lights shall be installed along Northern Lights Boulevard as proposed. In addition, all exterior lighting shall be designed to be reflected within the property boundaries so as

STAFF REPORT
January 4, 2007

**No. 06PD098 - Planned Residential Development - Final ITEM 36
Development Plan**

- not to shine onto adjoining properties and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
19. The individual 30 to 35 gallon trash receptacles proposed for each unit shall be placed along Northern Lights Boulevard on the day of trash pick-up and removed in a timely manner from the boulevard;
 20. A minimum eight foot wide bike/walk trail shall be constructed as proposed along the perimeter of the project;
 21. A minimum of 57 visitor parking spaces shall be continually provided;
 22. 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 townhome unit addresses shall also be posted along Northern Lights Boulevard and on the individual unit. In addition, the proposed structure(s) shall be fully fire sprinklered and fire alarmed as per the 2003 International Fire Code or an Exception shall be obtained;
 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,
 24. 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 a Final Residential Development Plan to allow 168 townhome units to be constructed on the subject property. On June 30, 2006, the applicant submitted a Preliminary Plat to create individual townhome lots for each of the units. The Preliminary Plat item has been continued several times to allow the applicant to submit additional information. On December 8, 2006, the applicant submitted the additional information and, as such, the Preliminary Plat application will be considered at the January 4, 2007 Planning Commission meeting. (See companion item number 06PL108.)

On May 15, 2006, the City Council approved a Layout Plat to subdivide the subject property into 190 individual townhome lots. As a part of the Layout Plat review and approval, the City Council also granted the following Exceptions to the Street Design Criteria Manual:

1. To waive the requirement to provide visitor parking at a ratio of one space per unit located within 300 feet of the unit with the stipulation that a minimum of 57 visitor parking spaces be provided along Pearl Boulevard and within the common area;
2. To reduce separation between driveways from 35 feet to five feet with the stipulation that no on-street parking be allowed along the access easements; and,
3. To allow the access easements to serve ten lots in lieu of four lots as per the Street Design Criteria Manual with the exception of Roberta Drive and Pearl Boulevard which shall be dedicated as right-of-way.

STAFF REPORT
January 4, 2007

**No. 06PD098 - Planned Residential Development - Final ITEM 36
Development Plan**

On May 15, 2006, the City Council also approved the following Variance to the Subdivision Regulations:

1. To waive the requirement to install sidewalk along the access easements and Pearl Boulevard (the main street) with the stipulation that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval showing a minimum eight foot wide bike/walk trail along the perimeter of the development; and,
2. To waive the requirement to install curb, gutter, street light conduit along the access easements.

In addition, on May 15, 2006, the City Council approved an Initial Planned Residential Development to allow a 190 unit townhome development on the subject property. The City Council also granted an exception to allow 120 dwelling units in lieu of 40 dwelling units with one point of access. In addition, the City Council granted an exception to eliminate manholes at the end of the sewer lines within the access easements.

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 Final Residential Development Plan and has noted the following considerations:

Affordable Housing: During the review of the Initial Residential Development Plan, the applicant indicated that the proposed residential development will provide additional affordable housing for Rapid City. As such, the Planning Commission and the City Council, respectively, reviewed and approved several Exceptions and Variances in order to reduce the overall cost of the project. Staff is recommending that prior to Planning Commission approval, information shall be provided to insure that the development will provide affordable housing as proposed by the applicant.

Design Features: The applicant has submitted building elevations of the proposed townhomes identifying that each townhome unit will be a three story structure with a drive-under two stall garage. In addition, several 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 in shades of brown, gray, rust and green. The applicant has also submitted sample building material identifying that the structures will be constructed with simulated wood siding, wood, glass and brick. Staff is recommending that the structures conform architecturally to the plans, elevations and color palette submitted as a part of this Planned Residential Development.

Lighting Plan: The applicant has indicated that exterior lighting is being proposed on the townhome units. In addition, the construction plans identify street lights along Northern Lights Boulevard. As such, staff is recommending that street lights shall be installed along Northern Lights Boulevard as proposed. In addition, all exterior lighting must be designed to

STAFF REPORT
January 4, 2007

**No. 06PD098 - Planned Residential Development - Final ITEM 36
Development Plan**

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.

Landscaping: The applicant has submitted a landscaping plan identifying medium trees, small trees and shrubs being planted along the perimeter of the development and along Northern Lights Boulevard. However, the landscaping plan does not identify the ground cover proposed within the common area. As such, staff is recommending that prior to Planning Commission approval, the landscaping plan be revised identifying the ground cover proposed within the common area. In addition, the landscaping plan must identify the total number of proposed landscaping points.

Garbage Receptacle: The applicant has previously obtained approval from the Public Works Department staff to allow each townhome unit to utilize a 30 to 35 gallon trash receptacle in lieu of a centralized dumpster or dumpsters. However, it would be very difficult for the garbage trucks to pick up receptacles in front of each townhome unit because there are no turnarounds provided at the end of each access easement and the trucks can only pick up the receptacles from one side of the truck, requiring that they back down the street to pick up the receptacles on the drivers side of the vehicle. As such, staff is recommending that the individual 30 to 35 gallon trash receptacles proposed for each unit be placed along Northern Lights Boulevard on the day of trash pick-up and removed in a timely manner from the boulevard.

Drainage: The applicant has submitted a drainage plan and report proposing to connect Sub-Basin 2 to the existing 36 inch storm sewer located along the west side of Haines Avenue. The report states that "We believe the existing 36 inch storm sewer located along Haines Avenue was designed to handle the excess flow generated from future developments". However, to date design documentation and calculations supporting this assumption has not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, the additional drainage information as identified be submitted for review and approval.

Water: The applicant has submitted a water plan for review and approval. However, the irrigation system information as identified above has not been submitted for review and approval. If the applicant is not proposing to install an irrigation system, then this must be addressed in the Design Engineer's "Site Report". In addition, additional water information must be submitted for review and approval demonstrating how water will be provided to the north during the tie into the water main in Haines Avenue right-of-way. This also can be included in the Design Engineer's "Site Report". In addition, the construction plans must be revised eliminating the open cut across Haines Avenue for the water service connection. Staff is recommending that prior to Planning Commission approval, the additional water information be submitted for review and approval as identified.

Sewer: The applicant has submitted a wastewater analysis and a Design Engineer's Site Report stating that "...Mallridge Lift Station will be operational well before any house is connected." The report must be modified to include a brief discussion of the alternative method of handling sewer the developer will use in the event the lift station is not

STAFF REPORT
January 4, 2007

**No. 06PD098 - Planned Residential Development - Final ITEM 36
Development Plan**

operational. The wastewater plan must also be revised to show the extension of a sewer main to the north property line along Roberta Street. Staff is recommending that prior to Planning Commission approval, the additional wastewater information be submitted for review and approval.

As previously indicated, an Exception was granted by the City Council to eliminate manholes at the end of the sewer lines within the access easements. A stipulation of approval requires that covenants or some other mechanism be established to insure maintenance of the private sewer line(s). As such, staff is recommending that prior to Planning Commission approval, the mechanism to be established to insure maintenance of the sewer lines be submitted for review and approval.

Kateland Street Turnaround: On August 2, 2006, the applicant submitted a site showing a "T" turnaround at the end of Kateland Street on the subject property. The proposed design did not require the elimination of any of the townhome units. The Fire Department staff has reviewed and approved the design of the turnaround. However, the site plan was stamped "Not for Construction. For Demonstration Only". In addition, the construction plans do not show the turnaround. As a part of subdividing property, it is required that right(s)-of way be extended through the site, or at a minimum, a permanent turnaround be provided at the end of the street on the subject property. As such, staff is recommending that prior to Planning Commission approval, the street construction plans be revised to provide a permanent turnaround at the end of Kateland Street. In particular, the turnaround must be designed to accommodate Fire Department apparatus.

Fire Department: The Fire Department staff has indicated that fire hydrants must 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 must 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 2003 International Fire Code requires that the structure(s) be fully fire sprinklered. In addition, during the review and approval of the Exception to allow 120 dwelling units with one point of access in lieu of 40 dwelling units, the Fire Chief noted that the structures would be sprinklered. As such, staff is recommending that the International Fire Code be continually met. In addition, the structure(s) must be fully fire sprinklered and fire alarmed as per the 2003 International Fire Code or an Exception must be obtained.

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 January 4, 2007 Planning Commission meeting if these requirements have not been met.