

STAFF REPORT
January 25, 2007

**No. 06PD101 - Planned Residential Development - Final ITEM 23
Development Plan**

GENERAL INFORMATION:

PETITIONER Development for the Disabled, Inc. for Cornerstone
Rescue Mission

REQUEST **No. 06PD101 - Planned Residential Development -
Final Development Plan**

EXISTING
LEGAL DESCRIPTION Tract 6 of Signal Heights Subdivision, Section 1, T1N,
R7E, BHM, Rapid City, Pennington County, South
Dakota, more particularly described as follows: Tract 6 of
Signal Heights Subdivision, Section 1, T1N, R7E, BHM,
Rapid City, Pennington County, South Dakota, more
particularly described as follows: Commencing from the
Point of Beginning, the northeast corner of Tract 6 of
Signal Heights Addition a #1771 cap; thence
S47°03'00"E a distance of 103.35 feet to a point, thence
S56°47'00"E a distance of 95 feet to the northeast corner
of Tract 3 revised of Signal Heights Addition, thence
S45°49'00"W a distance of 241.90 feet to a point, thence
S32°46'00"W a distance of 418.60 feet to a point, thence
S51°00'05"W a distance of 99.18 feet to the southeast
corner of Tract 6, thence N72°24'14"W a distance of
98.83 feet to a point, thence N72°25'09"W a distance of
74.99 feet to a point, thence N72°24'42"W a distance of
175.53 feet to the southwest corner of Tract 6, thence
N69°12'00"E a distance of 124.78 feet to the point of
curvature of a left-hand curve with a delta angle of
97°06'00", a radius of 252.70 feet and a length of 428.25
feet, thence N27°54'00"W a distance of 134.01 feet to
the point of curvature of a left-hand curve with a delta
angle of 08°27'57", a radius of 817.35 feet, and a length
of 120.77 feet to the northwest corner of a common
access easement serving Tract 6 and the unplatted
portion north of Tract 6, thence N89°56'47"E a distance
of 89.24 feet to the northeast corner of aforementioned
common access easement, thence S00°03'13"E a
distance of 20.00 feet to a point on the property line
between Tract 6 and the unplatted portion to the north,
thence N89°56'47"E a distance of 442.38 feet to the
point of beginning

PARCEL ACREAGE Approximately 6.2605 acres

LOCATION Southeast of the intersection of Quincy Street and Signal

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	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	12/29/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the site plan shall be revised to provide a fire apparatus turnaround at the end of the parking lot. In particular, the turnaround shall be accessible to the Fire Department at all times and shall be designed to preclude parked vehicles, curbs, etc. obstructing the turnaround;
2. Prior to Planning Commission approval, additional geotechnical information shall be submitted for review and approval. In particular, clarification from American Engineering Testing, Inc. shall be submitted for review and approval addressing the slope stability along the toe of the hill for the construction of the water line and the detention pond. In addition, the time of concentration calculations and run-off coefficient calculations shall be submitted for review and approval. A monitoring plan demonstrating geotechnical observations are being provided during construction shall be submitted for review and approval;
3. Prior to issuance of a building permit or the start of construction, whichever occurs first, a drainage easement shall be recorded for the proposed drainage pipe extending onto the adjacent property;
4. Prior to issuance of a building permit or the start of construction, whichever occurs first, a 20 foot wide "Permanent Water Easement for the City of Rapid City" shall be recorded from Estes Park Court across the adjacent property and the subject property;
5. Prior to issuance of a building permit, or the start of construction, whichever occurs first, the sewer plans shall be revised to show new material being utilized or an Exception shall be obtained to allow removing and resetting material(s);
6. Prior to issuance of a building permit, the applicant shall enter into a hold harmless covenant agreement with the City for the sewer main to be located under the proposed building;

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7. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
8. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Development Service Center Division;
9. The structure shall conform architecturally to the plans and elevations and color palette submitted as part of this Initial Planned Residential Development;
10. A minimum of 136,060 landscaping points shall be provided. 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;
11. All outdoor lighting shall be reflected within the property boundaries so as to not 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;
12. The dumpster shall be located as shown on the site plan and screened on all four sides as proposed;
13. All signage shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Residential Development;
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 and all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;
15. 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;
16. All retaining walls four feet in height and higher shall be designed and plans sealed and signed by a Professional Engineer;
17. An Air Quality Permit shall be obtained prior to any surface disturbance of one or more acres;
18. 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,
19. 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; and,
20. 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.

GENERAL COMMENTS:

The applicant has submitted a Final Residential Development Plan to allow a group home to be located 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

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area.

On January 4, 2007, the Planning Commission approved an Initial Residential Development Plan to allow the group home to be constructed on the subject property. The City Council, subsequently, approved a Variance request to waive the requirement to provide a sidewalk along East Boulevard.

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 Final Residential Development Plan and has noted the following considerations:

Use: The applicant has 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. During the review and approval of the Initial Residential Development Plan, an exception was granted to allow a 36 foot high building in lieu of a maximum 35 foot high building. The proposed elevations are in compliance with the approved Exception. The applicant has also indicated that the structure will be constructed with wood, glass, steel siding, brick veneer and asphalt shingles. In addition, the applicant has 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.

Signage: The applicant has submitted a sign package showing an approximate 4.5 foot wide by four foot high ground sign located along East Boulevard. In particular, the sign will be constructed of wood on a concrete foundation with the same earth tone colors of the proposed building. The face of the sign will measure three feet by four feet with no illumination. Staff is recommending that the signage conform architecturally to the plans and elevations and color palette submitted as part of this Planned Residential Development

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 a geotechnical report from American Engineer Testing, Inc. which states that ponding of water should be avoided at the toe of the slope. The construction plans show a detention pond to be constructed at the toe

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of the slope and a water main to be extended along the toe of the slope. As such, staff is recommending that clarification from American Engineering Testing, Inc. be submitted for review and approval addressing the slope stability along the toe of the hill for the construction of the detention pond and the water line. Revisions to the detention pond and/or water main location may change the layout of the proposed development. As such, staff is recommending that the additional geotechnical information be submitted for review and approval prior to Planning Commission approval. In addition, the time of concentration calculations and run-off coefficient calculations must be submitted for review and approval. A monitoring plan demonstrating geotechnical observations are being provided during construction must also be submitted for review and approval.

Water: The applicant has submitted construction plans identifying the extension of a water main from Estes Park Court located east of the subject property to serve the proposed group home. Currently, the water main serves an apartment complex located adjacent to the subject property. In addition, a portion of the water main is located outside of the right-of-way and/or a public utility easement. As such, staff is recommending that prior to issuance of a building permit or the start of construction, whichever occurs first, a 20 foot wide "Permanent Water Easement for the City of Rapid City" be recorded from Estes Park Court across the adjacent property and the subject property.

Sewer: The construction plans show the extension of the sewer main under a portion of the proposed building. On January 15, 2007 the City Council reviewed and approved the proposed location of the sewer main. Staff is recommending that prior to issuance of a building permit, the applicant enter into a hold harmless covenant agreement with the City for the sewer main to be located under the proposed building.

The construction plans also show the removal and resetting of sewer pipe. Staff is recommending that prior to issuance of a building permit, or the start of construction, whichever occurs first, the sewer plans be revised to show new material being utilized or an Exception must be obtained to allow removing and resetting material(s).

Drainage: The construction plans show the extension of a drainage pipe onto the adjacent property located directly north of the subject property. Staff is recommending that prior to issuance of a building permit or the start of construction, whichever occurs first, a drainage easement be recorded for the proposed drainage pipe extending onto the adjacent property.

Fire Apparatus Turnaround: A stipulation of approval of the Initial Residential Development Plan stated that upon submittal of a Final Residential Development Plan, the site plan be revised to provide a fire apparatus turnaround at the end of the parking lot. The applicant has submitted a site plan showing an approximate 60 foot wide by 200 foot long turnaround located east of the proposed parking lot. However, parking spaces and curb are located between the access aisle and the turnaround. The Fire Department staff has indicated that the turnaround must be designed and located precluding any obstructions. Revising the site plan to provide the fire apparatus turnaround as previously required may change the layout of the site. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to provide a turnaround accessible to the Fire Department at all times

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and designed to preclude parked vehicles, curbs, etc. obstructing the turnaround.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. The sign has been posted on the property. Staff will notify the Planning Commission at the January 25, 2007 Planning Commission meeting if the mailing requirement has not been met.