

STAFF REPORT
September 20, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 28

GENERAL INFORMATION:

APPLICANT	Greg Amble for Good Samaritan Society
AGENT	FMG, Inc.
PROPERTY OWNER	Benedictine Convent of St. Martins
REQUEST	No. 07PD075 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	The SE1/4 SW1/4 and SW1/4 SE1/4 and NE1/4 SE1/4 and NW1/4 SE1/4, and SW1/4 NE1/4 and less Lot A of W1/2 SE1/4, Section 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 199 acres
LOCATION	West of S.D. Highway 79 and south of Hidden Valley Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District - Low Density Residential District (Planned Residential Development) - General Agriculture District
East:	Low Density Residential District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/24/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial Development Plan be approved 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. Prior to submittal of a Final Residential Development Plan application, all necessary changes shall be made to the site plan(s) as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management

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- Department;
3. Upon submittal of a Final Residential Development Plan application, elevations of the proposed structures shall be submitted for review and approval. In addition, a list of building materials and color palette shall be submitted for review and approval;
 4. 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 parking lot, shall be submitted for review and approval;
 5. 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 addition, the lighting shall 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;
 6. Upon submittal of a Final Residential Development Plan application, a complete landscaping plan shall be submitted for review and approval identifying specific plant material. The landscaping plan shall comply with all requirements of the Zoning Ordinance;
 7. Upon submittal of a Final Residential Development Plan application, the location and size of all dumpsters shall be submitted for review and approval. In addition, elevations of the screening fence for the dumpsters shall be submitted for review and approval and shall include building material(s) and the proposed color palette;
 8. Upon submittal of a Final Residential Development Plan application, the location, size and noise rating of all 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;
 9. Upon submittal of a Final Residential Development Plan application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall 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;
 10. Upon submittal of a Final Residential Development application, a final drainage plan and calculations in compliance with the Canyon Lake/Lime Creek Drainage Basin Plan shall be submitted for review and approval. In particular, the drainage information shall include the phasing plan for the drainage improvements and demonstrate adequate pipe sizes, collection system and size of detention areas. In addition, drainage easements shall be recorded as needed. An agreement shall also be entered into with the City for the funding, design schedule and construction of regional drainage facilities;
 11. Upon submittal of a Final Residential Development Plan, the Traffic Impact Study shall be revised to reflect the proposed phasing of the development. In addition, the construction plans shall be submitted to show the phased improvements as per the Traffic Impact Study. The applicant shall also coordinate the separation between the intersection of Hidden Valley Drive and Sturgis Road and the intersection of St. Martins Drive and Sturgis Road with the South Dakota Department of Transportation. The applicant shall also enter into an agreement with the City regarding the construction and timing of street improvements to serve the development as identified in the Traffic Impact Study;
 12. Upon submittal of a Final Residential Development Plan application, road construction

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- plans for St Martins Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per residential unit and located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception shall be obtained. In addition, the construction plans shall show the street constructed in compliance with the Traffic Impact Study;
13. Upon submittal of a Final Residential Development Plan application, road construction plans for City Springs Road shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per residential unit and located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception shall be obtained. In addition, the construction plans shall show the street constructed in compliance with the Traffic Impact Study;
 14. Upon submittal of a Final Residential Development Plan application, road construction plans for the private drives, currently shown as Saint Martin Lane, Saint Martin Circle, South Court and North Court shall be submitted for review and approval. In particular, the construction plans shall show the private drives with a minimum 22 foot wide paved surface. In addition, a minimum access aisle width as per the Parking Regulations shall be provided behind the proposed parking spaces along the private drives. The proposed turnarounds with landscape islands shall also be designed to provide fire apparatus access. In addition, the applicant shall submit alternate street names to the Emergency Services Communication Center for review and approval;
 15. Upon submittal of a Final Residential Development Plan application, construction plans shall be submitted for review and approval showing the location and type of traffic markings and signage;
 16. The currently adopted 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 addition, prior to issuance of a building permit, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. The proposed structures shall also have fire sprinkler systems and be fire alarmed if required as per the current adopted International Fire Code;
 17. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more;
 18. Upon submittal of a Final Residential Development Plan application, the applicant shall identify the number of residents and employees within the senior apartments, assisted living center and the skilled care facility. In addition, the applicant shall submit a parking plan identifying that adequate parking is being provided for each of the proposed uses as

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- per the Parking Regulations. Visitor parking shall also be provided for the proposed townhome units at a rate of one visitor parking space per residential unit located within 300 feet of the residence. In addition, a minimum of one parking space per guest room within the retreat center shall be provided;
19. Prior to the start of construction within the 100 year federally designated floodplain area, a Letter of Map Revision shall be reviewed and approved by the Federal Emergency Management Agency. In addition, a Floodplain Development Permit shall be obtained as needed;
 20. Upon submittal of a Final Residential Development Plan, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines shall be submitted for review and approval. In addition, the water plans shall show the location and design of the water reservoir and booster stations to serve the proposed development. Utility easements shall be recorded as needed. An agreement shall also be entered into with the City for the funding, design schedule and construction of the water reservoir and booster stations;
 21. Upon submittal of a Final Residential Development Plan, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval. In particular, the sanitary sewer plans and profiles shall show mains, manholes and services through the property and extending to the adjacent properties. In addition, a Master Sewer Plan shall be submitted for review and approval, including adjacent properties, showing the pipe sizes required to convey flow across the proposed development and the extension of sewer mains to serve the adjacent properties. Utility easements shall be recorded as needed;
 22. Upon submittal of a Final Residential Development Plan application, a Master Utility Plan shall be submitted for review and approval showing private and public utilities;
 23. Prior to submittal of a Final Residential Development Plan application, the property shall be rezoned to allow the proposed use(s);
 24. Prior to submittal of a Final Residential Development Plan application, a Comprehensive Plan Amendment to the Major Street Plan shall be reviewed and approved eliminating and/or relocating the collector streets extending through the property or the site plan shall be revised to show the collector streets. In addition, construction plans for the collector streets shall be submitted for review and approval as per the Street Design Criteria Manual;
 25. Prior to issuance of a building permit, a developmental lot agreement shall be signed by the property owner or the property shall be deeded or platted into one lot;
 26. Prior to issuance of a building permit, a Wild Fire Mitigation Plan shall be submitted for review and approval. Prior to issuance of a Certificate of Occupancy, the Wild Fire Mitigation Plan shall be completed;
 27. Prior to issuance of a building permit, pedestrian access easements shall be recorded at the Register of Deed's Office. In addition, a copy of the recorded easement(s) shall be submitted with the building permit application;
 28. Prior to submittal of a Final Residential Development Plan application for the proposed skilled care facility, or nursing home, the State's current skilled nursing bed moratorium shall be lifted;
 29. All provisions of the underlying zoning designation(s) shall be met unless otherwise specifically authorized as a stipulation of the Final Residential Development Plan application or a subsequent Major Amendment;
 30. The Planned Residential Development shall allow for the construction of townhomes,

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apartment(s) and an assisted living center. In addition, a skilled care facility, or nursing home, shall be allowed if the State's current skilled nursing bed moratorium is lifted. A retreat center shall also be allowed accessory to the senior care and assisted living center only. In addition, the proposed restaurant style dining, coffee shop, library, fitness center, chapel, theater, private dining and meeting rooms, craft and game rooms, beauty salon and general store shall be allowed as an accessory use to the proposed senior care facility, to be used exclusively by the occupants of the facility and their guests. Any change in the proposed uses shall be specifically authorized as a stipulation of the Final Residential Development Plan application or a subsequent Major Amendment to the Residential Development Plan; and,

31. 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 a period of two years. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Residential Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

GENERAL COMMENTS:

The applicant has submitted an Initial Residential Development Plan to allow an assisted living center, a skilled care facility, a townhome development and an apartment complex to be constructed on approximately 199 acres. The development is intended to provide a senior citizen campus with a wide range of living options. The applicant has indicated that the development will be constructed in four phases and will be known as the "Good Samaritan St. Martin Senior Living Campus".

The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan (#07CA042) to eliminate collector streets extending through the property. In addition, the applicant has submitted a Rezoning request (#07RZ064) to change the zoning designation of the property from General Agriculture District to Medium Density Residential District. The applicant has also submitted a Planned Development Designation application (#07PD076) for the property.

The property is located west of S.D. Highway 79, also known as Sturgis Road, and south of Hidden Valley Road. Saint Martins Drive, extending west from Sturgis Road and City Springs Road, extending from the south, provide access to the site. 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 the development will consist of 100 townhome units, 100 senior apartment units, 48 assisted living apartments, 60 skilled care beds and a retreat center with 20 guest rooms. In addition, the following amenities will be provided within the senior apartments and assisted living facility: restaurant style dining, coffee shop, library, pool, Jacuzzi and locker rooms, fitness center, chapel, theater, private dining and meeting rooms, craft and game rooms, beauty salon and a general store.

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The applicant has also indicated that the development will be constructed in four phases as follows:

Phase One:

- Infrastructure (utilities and roads) to be constructed in the summer of 2009;
- 50 apartment units and resident common areas to be constructed in 2010;
- 24 assisted living units to be constructed in 2010; and,
- Begin the construction of the proposed townhomes with one or two built at a time over a two to three year period.

Phase Two:

- 50 apartment units to commence in the spring of 2011; and,
- 24 assisted living units to commence in the spring of 2011.

Phase Three:

- 30 skilled care beds to commence in the spring of 2014 (subject to the State's current skilled nursing bed moratorium being lifted).

Phase Four:

- 30 skilled care beds to commence in the spring of 2016 (subject to the State's current skilled nursing bed moratorium being lifted).

Staff is recommending that the Planned Residential Development allow for the construction of townhomes, apartment(s) and an assisted living center. In addition, a skilled care facility, or nursing home, shall be allowed if the State's current skilled nursing bed moratorium is lifted. A retreat center shall also be allowed accessory to the senior care and assisted living center only. In addition, the proposed restaurant style dining, coffee shop, library, fitness center, chapel, theater, private dining and meeting rooms, craft and game rooms, beauty salon and general store shall be allowed as an accessory use to the proposed senior care facility, to be used exclusively by the occupants of the facility and their guests. Any change in the proposed uses shall be specifically authorized as a stipulation of the Final Residential Development Plan application or a subsequent Major Amendment to the Residential Development Plan.

Zoning: The property is currently zoned General Agriculture District. The City's Long Range Comprehensive Plan identifies the appropriate use of the property as residential. As noted above, the applicant has submitted a Rezoning request to change the zoning designation of the property from General Agriculture District to Medium Density Residential District. In addition, the applicant has submitted a Planned Development Designation application for the property. Staff is recommending that prior to submittal of a Final Residential Development Plan application, the property be rezoned to allow the proposed use(s).

Design Features: The Initial Residential Development Plan identifies the building footprint of the proposed structures. Upon submittal of a Final Planned Residential Development, structural elevations, a list of the building materials and the color scheme for the proposed structures must be submitted for review and approval.

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Parking: The applicant has indicated that parking will be provided for each of the proposed uses. In addition, the applicant has submitted a site plan showing common parking areas adjacent to each of the proposed use(s). Staff is recommending that upon submittal of a Final Residential Development Plan application, the applicant identify the number of residents and employees within the senior apartments, assisted living center and the skilled care facility in order to determine the number of required parking spaces. In addition, the applicant must submit a parking plan in compliance with the Parking Regulations. Visitor parking must also be provided for the proposed townhome units at a rate of one visitor parking space per residential unit located within 300 feet of the residence. In addition, a minimum of one parking space per guest room within the retreat center must be provided.

Traffic Impact Study: The applicant has submitted a Traffic Impact Study identifying the future signalization of the intersection of Sturgis Road and St. Martins Drive, the future signalization of the intersection of Universal Drive and Sturgis Road, and additional turn lanes and stacking lanes along Sturgis Road and St. Martins Drive. However, the Traffic Impact Study does not reflect the proposed phasing of the development. As such, staff is recommending that upon submittal of a Final Residential Development Plan, the Traffic Impact Study be revised to reflect the proposed phasing of the development. In addition, the construction plans must be submitted to show the phased improvements as per the Traffic Impact Study. The applicant must also enter into an agreement with the City regarding the construction and timing of street improvements to serve the development as identified in the Traffic Impact Study

The applicant must also coordinate access and separation between the intersection of Hidden Valley Drive and Sturgis Road and the intersection of St. Martins Drive and Sturgis Road with the South Dakota Department of Transportation

St. Martins Drive: St. Martins Drive extends west from Sturgis Road to serve the proposed development and is identified as a collector street on the City's Major Street Plan. Staff is recommending that upon submittal of a Final Residential Development Plan application, road construction plans for St. Martins Drive be submitted for review and approval. In particular, the road construction plans must show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per residential unit and located within 300 feet of the residence and the street must be posted with no parking signs or an Exception must be obtained. In addition, the construction plans must show the street constructed in compliance with the Traffic Impact Study.

City Springs Road: City Springs Road extends from the south to serve as a second access street into the property and is classified as a collector street on the City's Major Street Plan. Staff is recommending that upon submittal of a Final Residential Development Plan application, road construction plans for City Springs Road be submitted for review and approval. In particular, the road construction plans must show the street located in a

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minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per residential unit and located within 300 feet of the residence and the street must be posted with no parking signs or an Exception must be obtained. In addition, the construction plans must show the street constructed in compliance with the Traffic Impact Study.

Private Driveways: The applicant's site plan identifies private driveways serving as access to the proposed uses within the development. Staff is recommending that upon submittal of a Final Residential Development Plan application, road construction plans for the private drives, currently shown as Saint Martin Lane, Saint Martin Circle, South Court and North Court be submitted for review and approval. In particular, the construction plans must show the private drives with a minimum 22 foot wide paved surface. In addition, a minimum access aisle width behind the proposed parking spaces must be provided as per the Parking Regulations. The proposed turnarounds with landscape islands must also be designed to provide fire apparatus access. In addition, the applicant must submit alternate street names to the Emergency Services Communication Center for review and approval.

Major Street Plan: The Major Street Plan identifies a collector street extending from Sturgis Road through the property to Hidden Valley Drive. In addition, a second collector street forks to the north off this collector street connecting with Universal Drive. As previously indicated, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate these two collector streets. Staff is recommending that prior to submittal of a Final Residential Development Plan application, the Comprehensive Plan Amendment to the Major Street Plan be reviewed and approved or the site plan must be revised to show the collector streets. In addition, construction plans for the collector streets must be submitted for review and approval as per the Street Design Criteria Manual.

Floodplain: The center portion of the property is located within the 100 year federally designated floodplain boundary. As such, staff is recommending that prior to the start of construction within the 100 year federally designated floodplain area, a Letter of Map Revision be reviewed and approved by the Federal Emergency Management Agency. In addition, a Floodplain Development Permit must be obtained as needed.

Drainage: The applicant has submitted a preliminary drainage plan. Staff is recommending that upon submittal of a Final Residential Development application, a final drainage plan and calculations in compliance with the Canyon Lake/Lime Creek Drainage Basin Plan be submitted for review and approval. In particular, the drainage information must include the phasing plan for the drainage improvements and demonstrate adequate pipe sizes, collection system and size of detention areas. In addition, drainage easements must be recorded as needed. An agreement must also be entered into with the City for the funding, design schedule and construction of regional drainage facilities.

Water: The applicant has indicated that the existing water system is inadequate to serve the

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proposed development and recommends that a new water pressure zone be created. In particular, it has been identified that a water reservoir and booster stations are needed to serve this area. As such, staff is recommending that upon submittal of a Final Residential Development Plan, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines be submitted for review and approval. In addition, the water plans must show the location and design of the water reservoir and booster stations to serve the proposed development. Utility easements must be recorded as needed. An agreement must also be entered into with the City for the funding, design schedule and construction of the water reservoir and booster stations.

Sewer: The applicant has submitted a preliminary analysis of the downstream sanitary sewer system concluding that the existing sewer system can accommodate the sewage from the proposed development. However, the report states that "any future upstream developments may require improvements to City system". Staff is recommending that upon submittal of a Final Residential Development Plan, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval. In particular, the sanitary sewer plans and profiles must show mains, manholes and services through the property and extending to the adjacent properties. In addition, a Master Sewer Plan must be submitted for review and approval, including adjacent properties, showing the pipe sizes required to convey flow across the proposed development and the extension of sewer mains to serve the adjacent properties. Utility easements must also be recorded as needed.

Notification Requirement: The sign has been posted on the property and the receipts from the certified mailings have been returned. Staff has received several calls of inquiry regarding this proposal.