

STAFF REPORT
October 4, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 17

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 **continued to the October 25, 2007 Planning Commission meeting to allow the applicant to submit a revised Traffic Impact Study to coordinate the phasing of the project with the proposed street improvements.**

GENERAL COMMENTS:

**(Update, September 21, 2007. All revised and/or added text is shown in bold print.)
This item was continued at the September 20, 2007 Planning Commission meeting at**

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the applicant's request. In particular, the applicant requested that the Initial Residential Development Plan be continued in order to meet with staff to discuss the proposed stipulations of approval. Staff has subsequently met with the applicant and their consultant as requested to discuss the scope of the water and sewer requirements for the proposed development, pedestrian access issues, street design standards, the phasing schedule and Traffic Impact Study revisions. In particular, it was determined that the Traffic Impact Study must be revised to reflect the phasing of the project in order to determine street improvements needed for this portion of the redevelopment of the site. To date, the revised Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that the Initial Residential Development Plan be continued to the October 25, 2007, Planning Commission meeting with the applicant's concurrence.

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.

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;

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- 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 **subject to approval by the State of South Dakota**. 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.

In addition, the Planned Residential Development shall expire if the use is not undertaken and completed as per the phasing plan schedule, with the final phase of development commencing in the Spring of 2016, or if the use as approved has ceased for a period of two years.

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 **or an Exception must be obtained**. 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 obtain all required permits from the South Dakota Department of Transportation as needed.**

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 **constructed as per the Traffic Impact Study recommendations. In addition, a sidewalk must be provided along one side of the street or an alternate pedestrian access, secured within a public pedestrian access easement, must be provided.**

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 minimum 76 foot wide right-of-way **or an H Lot** 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 **or an H Lot** 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

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constructed in compliance with the Traffic Impact Study. **The construction plans must also show the street constructed with standard curb and gutter in lieu of roll curb and gutter or an Exception to the Street Design Criteria Manual must be obtained.**

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 **South** 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 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

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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.