

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

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**

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

- Management 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 South 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 as required for this development;
 11. Upon submittal of a Final Residential Development Plan, the construction plans shall be submitted to show the phased improvements as per the addendum to the Traffic Impact Study. The applicant shall obtain all required permits from 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 addendum to the Traffic Impact Study;

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

12. Upon submittal of a Final Residential Development Plan application, road construction plans for St. Martins Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed as per the addendum to the Traffic Impact Study recommendations. In addition, a sidewalk shall be provided along one side of the street or an alternate pedestrian access, secured within a public pedestrian access easement, shall be provided;
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 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. 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. The construction plans shall 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 shall be obtained. The street shall also be designed to include traffic calming devices as proposed by the applicant;
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

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

- 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 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 or an Exception shall be obtained. In addition, a minimum of one parking space per guest room within the retreat center shall be provided or an Exception shall be obtained;
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 schedule 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. 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. The Master Sewer Plan shall include adjacent properties, showing the pipe sizes required to convey flow across the proposed development. Utility easements shall be recorded as needed;
 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;
 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 submittal of a Final Residential Development Plan application, the applicant shall coordinate with the City the ownership and maintenance of pedestrian walkways through the site;
 28. 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;

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

29. The Planned Residential Development shall 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 as an 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,
30. 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.

GENERAL COMMENTS:

(Update, October 12, 2007. All revised and/or added text is shown in bold print.) This item was continued at the October 4, 2007 Planning Commission meeting to allow the applicant to submit a revised Traffic Impact Study coordinating the phasing of the project with the proposed street improvements.

On September 20, 2007, staff met with the applicant and their consultant to discuss the stipulations of approval of the associated Initial and Final Residential Development Plan (#07PD075). In addition, staff clarified the revisions needed to the Traffic Impact Study in order to review this application. On October 3, 2007, an addendum to the Traffic Impact Study was submitted for review and approval.

(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 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

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

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;
- 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 REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

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.

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 **or an Exception must be obtained**.

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

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

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.

As noted above, on October 3, 2007, the applicant submitted an addendum to the Traffic Impact Study. In particular, the addendum included existing and proposed background traffic through 2019 and the projected traffic to be created by a 100 unit residential townhome development and a 208 bed assisted living complex. The addendum also eliminated the projected traffic from a 900 student K through 12 school that has been preliminarily discussed as a possible future land use on a portion of the property. In summary, the addendum to the Traffic Impact Study identifies that a signal is no longer warranted at the intersection of Sturgis Road and St. Martins Drive. In addition, the addendum identifies that a traffic signal will be warranted at the intersection of Sturgis Road and Universal Drive by the year 2019 independent of any traffic from this project. As noted above, staff is recommending that the applicant enter into an agreement with the City regarding the construction and timing of street improvements to serve the development as identified in the addendum to the Traffic Impact Study.

The addendum to the Traffic Impact Study also identified the travel time from W. Chicago Street to the intersection of St. Martins Drive and Sturgis Road via six different routes. In summary, the study shows that the travel time along W. Chicago Street to Sturgis Road and then north to St. Martins Drive is the shortest route, or 3.63 minutes. Traveling north from W. Chicago Street along N. 44th Street and City Springs Road to the intersection of St. Martins Drive and Sturgis Road was the longest route, or 6.94 minutes. The Traffic Impact Study indicates that significant amounts of “cut-through” traffic through the neighborhood is not anticipated.

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 **must be provided. The applicant has indicated concern with creating pedestrian walkways for public use through the site due to liability issues. As such, staff is recommending that prior to submittal of a Final Residential Development Plan application, the applicant coordinate with the City the ownership and maintenance of pedestrian walkways through the site.**

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

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

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 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.

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 **as required for this development.**

STAFF REPORT
October 25, 2007

No. 07PD075 - Planned Residential Development - Initial Development Plan ITEM 51

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 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.