

STAFF REPORT
September 4, 2008

**No. 08PD045 - Planned Residential Development - Initial and Final ITEM 37
Development Plan**

GENERAL INFORMATION:

APPLICANT	Skyline Pines East, LLLP
AGENT	FourFront Design, Inc.
PROPERTY OWNER	Skyline Pines East, LLLP
REQUEST	No. 08PD045 - Planned Residential Development - Initial and Final Development Plan

EXISTING
LEGAL DESCRIPTION

A parcel of land being a portion of Lot B of the SW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, South Dakota, more particularly described as follows: Beginning at the southeast corner of lot 18, said corner being on the northerly line of the 60 foot wide tower road right-of-way, said point also being a point of curvature, monumented with a No. 5 rebar with orange plastic cap marked "4front Nelson RLS #9049: thence along the arc of said curve to the right having a radius of 235.00 feet, a central angle of 05°13'04" for a distance of 21.40 feet to a point of tangency; thence along said line of tangency north 44°03'02" west a distance of 73.79 feet to a point of curvature: thence continuing along said northerly right-of-way line along the arc of said curve to the left having a radius of 430.00 feet, a central angle of 39°51'22" for a distance of 299.12 feet; thence departing said northerly right-of-way line along the following 7 courses the termini of which are monumented with a No. 5 rebar with orange plastic cap marked "4front Nelson RLS #9049": North 32°36'48" east a distance of 195.31 feet; North 53°34'09" west a distance of 40.69 feet; North 42°38'52" east a distance of 153.00 feet; South 89°52'02" east a distance of 206.91 feet; South 57°23'12" east a distance of 205.80 feet; South 16°52'40" west a distance of 283.49 feet; North 73°07'20" west a distance of 61.60 feet; Thence south 32°36'48" west a distance of 157.57 feet more or less to the point of beginning, containing an area of 3.8 acres more or less.

PROPOSED
LEGAL DESCRIPTION

Lots 10 thru 18 and 49 feet Right-of-way of Tower Court of Skyline Pines East Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

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PARCEL ACREAGE	Approximately 3.83 acres
LOCATION	West of Mount Rushmore Road, north of Tower Road and east of Sandstone Lane
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Development Designation)
South:	Office Commercial District (Planned Development Designation)
East:	Low Density Residential II District (Planned Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/8/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Planning Commission approval, a geotechnical soils stability analysis shall be submitted for review and approval verifying that the proposed project site is suitable for the proposed development;
2. Prior to Planning Commission approval, the site plan shall be revised to show a minimum 50 foot separation between the intersection of Tower Road and Tower Court and the driveways to proposed Lots 10 and 18 in lieu of 48 feet and 45 feet, respectively, or an Exception to reduce the separation requirement shall be obtained;
3. Prior to Planning Commission approval, the site plan shall be revised to show separate driveways to the townhome located on proposed Lot 13 and the single family residence located on proposed Lot 14 in lieu of one shared driveway;
4. Prior to Planning Commission approval, a site plan showing visitor parking at a ratio of one visitor parking space per lot shall be submitted for review and approval. If visitor parking at a ratio of one visitor parking space per lot can be provided, then the front yard setback shall be reduced from 25 feet to 18 feet. If visitor parking can not be provided as identified then a minimum 25 foot front yard setback shall be provided;
5. A minimum 25 foot setback shall be provided along the side yard abutting Tower Road. A side yard setback along interior side lot lines of eight feet for a one story structure and twelve feet for a two story structure shall also be provided. In addition, a minimum 25 foot rear yard setback shall be provided;

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6. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
7. Prior to issuance of a building permit, a Preliminary Plat shall be reviewed and approved by the City Council to insure that all infra-structure improvements have been addressed. In addition, prior to issuance of a Certificate of Occupancy, a Final Plat shall be reviewed and approved to insure that all right(s)-of-way have been dedicated;
8. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
9. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development;
10. All streets and turnarounds shall be designed and constructed in compliance with the Street Design Criteria Manual and the currently adopted International Fire Code. In addition, fire hydrants shall be in place and operational prior to any building construction. Street signs and lot addresses shall also be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code shall be continually met;
11. The Planned Residential Development shall allow for the construction of eight townhomes and one single family residence. However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years; and,
12. A one year time extension for the Planned Residential Development may be granted upon written request to the Growth Management Director if submitted prior to the Final Development Plan approval expiration date.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Residential Development Plan to construct eight townhomes and one single family residence on the property. In addition, the applicant has submitted a Preliminary Plat (File #08PL117) to subdivide the property into eight townhome lots and one single family residential lot.

In 2004, a Tax Increment Financing District was approved by the City Council for the reconstruction of Tower Road and infrastructure improvements. In 2007, the City Council approved revisions to the Tax Increment Financing District (#06TI006) to reallocate the project costs.

The property is located north of Tower Road and east of Sandstone Lane. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Residential Development Plan and has noted the following considerations:

Design Features: The applicant has submitted structural elevations showing the townhomes

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and the single family residence as a two story structure with attached garages and a peaked shingled roof. The applicant has also indicated that the structures will be constructed with stone, stone veneer, wood pre-finished lap siding and other miscellaneous materials typically used in the construction of a stick built home. The applicant has also indicated that the structures will be primarily shades of brown and other earth tone colors. Staff is recommending that the residences conform architecturally to the design plans, elevations and color palette submitted as part of this Planned Residential Development.

Platting: As previously indicated, the applicant has submitted a Preliminary Plat for review and approval to create eight townhome lots and one single family residential lot. Prior to issuance of a building permit, the Preliminary Plat must be reviewed and approved by the City Council to insure that all infrastructure improvements have been addressed. In addition, prior to issuance of a Certificate of Occupancy, a Final Plat must be reviewed and approved to insure that all right(s)-of-way have been dedicated.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the currently adopted International Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code will need to be continually met.

Soils Stability: The applicant's construction plans show a substantial amount of excavation work in the area of the building sites. As such, staff is recommending that prior to Planning Commission approval, a geotechnical soils stability analysis be submitted for review and approval verifying that the proposed project site is suitable for the proposed development.

Visitor Parking/Setbacks: The applicant is requesting that the front yard setback along Tower Court be reduced from 25 feet to 18 feet. In the past the Planning Commission has allowed reduced setbacks within Planned Residential Developments when a minimum 18 foot front yard setback is provided in front of the proposed garages in order to insure a vehicle may be parked in the driveway without overhanging the public right-of-way or across the sidewalk in violation of the Rapid City Municipal Code. However, due to the number of driveway approach locations along Tower Court and that there is no parking allowed on Tower Road, it is unclear if sufficient on-street visitor parking is being provided. As such, there is concern that visitors as well as occupants of the property may be required to park in the 18 foot driveway, which may result in vehicles overhanging the sidewalk. As such, staff is recommending that prior to Planning Commission approval, a site plan showing visitor parking at a ratio of one visitor parking space per lot be submitted for review and approval. If visitor parking at a ratio of one visitor parking space per lot can be provided, then the front yard setback shall be reduced from 25 feet to 18 feet. If visitor parking can not be provided as identified then a minimum 25 foot front yard setback must be provided. Staff is also recommending that a minimum 25 foot setback be provided along the side yard abutting Tower Road. A side yard setback along interior side lot lines of eight feet for a one story structure and twelve feet for a two story structure must also be provided. In addition, a minimum 25 foot rear yard setback must be provided.

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Driveways: The site plan shows a shared driveway for the townhome located on proposed Lot 13 and the single family residence located on proposed Lot 14. Sharing a driveway as proposed may create parking and access conflicts. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show separate driveways to the townhome located on proposed Lot 13 and the single family residence located on proposed Lot 14 in lieu of one shared driveway.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the September 4, 2008 Planning Commission meeting if these requirements have not been met.

Staff is recommending that the Initial and Final Planned Residential Development be approved with the stipulations as outlined above.