

STAFF REPORT
February 4, 2010

No. 10PD004 - Major Amendment to a Planned Residential Development **ITEM 18**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Schriner Investments, LLC
REQUEST	No. 10PD004 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 1 thru 6 of Block 1, Lots 1 thru 5 of Block 2 and Lot 1 of Block 3 of Medicine Ridge Subdivision, located in the SE1/4 NE1/4 NE1/4, and the NE1/4 SE1/4 NE1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.992 acres
LOCATION	At the western terminus of Enchanted Pines Drive west of Stumer Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/15/2010
REVIEWED BY	Ali DeMersseman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

1. The residences shall conform architecturally to the plans, elevations and color palette approved with the Initial and Final Planned Residential Development;
2. The front yard setback for Lot 1 of Block 3 is reduced from 25 feet to 15 feet from Medicine Ridge Road as approved in the Initial and Final Planned Development. All

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- other provisions of the Low Density Residential District shall be met;
3. A minimum of 1,000 gallons per minute fire flow at 20 psi residual pressure shall be provided for residential structures of up to 3,600 square feet in area. Fire flows of 1,750 gallons per minute at 20 psi residual pressure shall be provided for residential structures 3,601 to 4,800 square feet in area. Residential structures larger than 4,800 square feet shall meet fire flow requirements as stated in Table B105.1 of the International Fire Code. If the fire flow requirements cannot be provided, then residences shall be protected throughout with an approved residential fire sprinkler system;
 4. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more; and,
 5. The Planned Residential Development shall expire if the use has not commenced by January 7, 2015 or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant has submitted a Major Amendment to a Planned Residential Development to revise a stipulation of the Initial and Final Planned Development (No. 09PD105), which was approved by the Planning Commission on January 7, 2010. The Initial and Final Planned Development was approved to allow one single family residential dwelling on each of the twelve platted lots of the Medicine Ridge Subdivision.

The property is located west of Stumer Road, along Enchanted Pines Drive. The property is currently void of structural development, with the exception of one lot on the south side of Enchanted Pines Drive where a single family residence is under construction.

STAFF REVIEW: Staff has reviewed the Major Amendment to a Planned Residential Development request and has noted the following considerations:

Fire Flows: The Initial and Final Planned Development (No. 09PD105) was approved with the following stipulation: "Fire flows of 1500 GPM shall be provided or residential fire sprinkler system be provided." However, the Rapid City Fire Department has indicated that fire flow demands increase as the size of the structure increases; therefore, each structure must be evaluated for specific fire flow demands. As per the International Fire Code 2003 Edition, Appendix B, a minimum of 1,000 gallons per minute fire flow at 20 psi residual pressure must be provided for residential structures of up to 3,600 square feet in area. Fire flows of 1,750 gallons per minute at 20 psi residual pressure must be provided for residential structures 3,601 to 4,800 square feet in area. Residential structures that exceed 4,800 square feet in area require additional fire flow; therefore, Table B105.1 of the International Fire Code must be referenced to ensure that appropriate fire flows are being provided. The Rapid City Fire Department has also indicated that required fire flows may be reduced by 50 percent when the structure is protected by an approved fire sprinkler system. As such, if International Fire Code fire flow requirements cannot be provided, then residences must be protected throughout with an approved residential fire sprinkler system.

Design Features: The Initial and Final Planned Development (No. 09PD105) was approved to allow one single family residential dwelling on each of the twelve platted lots of the Medicine Ridge Subdivision. The single family residences will be one and two story structures with

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attached garages, using earth tone colors of amber, deep red and green, gold, terracotta, buff, cream gray, brown and tan. The retaining walls are to be of stone, Versa-Lok, Redi-rock, brick, exposed aggregate, stucco walls, or Keystone block walls. Staff recommends that the residences conform architecturally to the plans, elevations and color palette approved through the Initial and Final Planned Residential Development.

Setbacks: The previously approved Initial and Final Planned Development (No. 09PD105) reduced the required 25 foot front yard setback for Lot 1 of Block 3 to 15 feet from Medicine Ridge Road. Lot 1 of Block 3 is a corner lot which requires two 25 foot front yard setbacks. Due to the lot configuration and the drainage easement on the northeast corner of the lot, Planning Commission approved the 15 foot front yard setback to the residence from Medicine Ridge Road to create a buildable lot and since no access is being taken from the adjacent street. All provisions of the Low Density Residential District must be met unless otherwise specifically authorized as a stipulation of the approved Initial and Final Planned Residential Development, or as a subsequent Major Amendment to the Planned Residential Development.

Permits: An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more.

Timeline: Pursuant to Rapid City Municipal Code, Section 17.50.060.C, Final Development Plan approval expires two years from the date upon which it becomes effective if no work has commenced. With the Initial and Final Planned Development (No. 09PD105) the applicant requested five years to complete the project due to economic conditions. This request was approved by the Planning Commission on January 7, 2010.

Notification: The receipts from the certified mailing have been returned, and the required sign has been posted on the property. To date, staff has received no calls of inquiry regarding this item.

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the stipulations noted above.