

STAFF REPORT
September 23, 2010

No. 10PD053 - Major Amendment to a Planned Residential Development **ITEM 30**

GENERAL INFORMATION:

APPLICANT	Rapid City Defense Housing Corporation
AGENT	Wyss Associates, Inc.
PROPERTY OWNER	Rapid City Defense Housing Corporation, et al
REQUEST	No. 10PD053 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 1 through 22 and 24 through 29 of Block 1, Lots 1 through 18 of Block 2, Lots 1 through 43 and 45 through 57 of Block 4, Lots 1 through 64 of Block 5 and Common Areas C through H of Dakota Ridge Subdivision located in the SE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 32.48 acres
LOCATION	West of Cambell Street, south of East Minnesota Street and east of Elm Avenue
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Commercial District
East:	General Commercial District
West:	Low Density Residential II District / Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/9/2010
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

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

1. A building permit shall be obtained prior to any construction and a Certificate of

STAFF REPORT
September 23, 2010

No. 10PD053 - Major Amendment to a Planned Residential Development ITEM 30

- Occupancy shall be obtained prior to occupancy;
3. The structures shall conform architecturally to the elevations, design plans and color palette submitted as part of this Major Amendment to the Planned Residential Development.
 4. Each residence shall continually provide a minimum two stall garage in order to meet the off-street parking requirement. In addition, a minimum of 26 parking spaces with one of the spaces being "van" handicap accessible shall continually be provided for the community center;
 5. A minimum of 22,863 landscape points shall be continually provided at the community center site;
 6. An Exception is hereby granted reducing the front, side and rear yard setback(s) for the existing structures as shown on the applicant's site plan dated September 9, 2010. Any removal of that portion of the building encroaching into the setback shall require that a minimum 25 foot front yard setback be provided, that a minimum 12 foot side yard setback be provided for a two story structure and that a minimum 8 foot side yard setback be provided for a one story structure. In addition, a minimum 25 foot rear yard setback shall be provided for main buildings and a minimum 5 foot rear yard setback shall be provided for unattached accessory buildings;
 7. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Residential Development or a subsequent Major Amendment shall be obtained; and,
 8. The Planned Residential Development shall allow for a single family residence with an attached garage, decks and accessory structures on each residential lot and common areas with a community center and accessory structures. However, the Planned Residential Development shall expire if the use as approved has ceased for two years.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Residential Development to reduce setbacks on 166 residential lots located within the "Dakota Ridge Subdivision". In addition, the applicant has submitted a Preliminary Plat (File #10PL065) to replat 172 lots within the "Dakota Ridge Subdivision". The applicant has also submitted a Variance to the Subdivision Regulations (File #10SV018) to waive the requirement to install sidewalk along the east side of Wildflower Drive, along the south side of Clover Ridge Drive, along the west side of Prairie View Drive, along both sides of the street on Range View Circle, Range View Court and Harvest Lane, along the north side of Field View Drive and Minnesota Street, to reduce the right-of-way width from 52 feet to 50 feet on Wild Flower Drive, Clover Ridge Drive, Prairie View Drive and on portions of Range View Circle, to reduce the cul-de-sac right-of-way width from 110 feet to 100 feet on Prairie View Court and Range View Court, to reduce the right-of-way width from 100 feet to 90 feet and 80 feet on Minnesota Street, to reduce the pavement width from 27 feet to 20.5 feet on Wildflower Drive, Clover Ridge Drive and Range View Circle, to reduce the pavement width from 24 feet to 20.5 feet on Prairie View Court, Range View Court and Harvest Lane, to reduce the cul-de-sac pavement width from 96 feet to 69 feet on Prairie View Court and Range View Court and to waive the requirement to install a sewer main on Wildflower Drive from Minnesota Street to Clover Ridge Drive and on Range View Circle from Wild Flower Drive to Range View Court.

STAFF REPORT
September 23, 2010

No. 10PD053 - Major Amendment to a Planned Residential Development ITEM 30

On July 6, 2010, the City Council approved a Preliminary Plat (File #10PL030) to replat 32 residential lots within the Dakota Ridge Subdivision. In addition, a Variance to the Subdivision Regulations (File #10SV011) was approved waiving street improvements within the existing development for the 32 lots. A Major Amendment to the Planned Residential Development (File #10PD038) was also approved to reduce setbacks on 25 of the 32 residential lots.

Dakota Ridge was developed in the early 1980's by the Rapid City Defense Housing Corporation and leased for a 20 year period to the U.S. Air Force to provide housing for U.S. Air Force personnel. The lease agreement expires in October, 2010; however, the leases are being released as the properties are being sold. A recent survey of the property identified that several of the structures encroach into setbacks. In addition, some of the existing fences do not follow lot lines as originally proposed.

The property is located west of Cambell Street and south of E. Minnesota Street. Currently, a single family residence is located on each lot in this phase of the development. In addition, a community center and playground(s) are located within the common areas.

STAFF REVIEW:

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

Design Features: The existing single family residences are constructed with a combination of stone, glass, wood, brick, and simulated wood siding. In addition, the single family residences are one story and two story structures with attached garages and decks. The residences also have pitched roofs with asphalt shingles. The residences are earth tone in color.

The community center is a one story building constructed with a combination of glass, wood and simulated wood siding. In addition, the community center has a peaked shingled roof and is light tan with white trim in color.

The applicant has also submitted elevations of the proposed playground equipment to be located within the common areas. The elevations show the equipment constructed with polyurethane with areas of metal coating and galvanized chain. The equipment is shown in bright primary colors of blue, green, red and yellow.

Staff recommends that the residences, community center and playground equipment continue to conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to the Planned Residential Development.

Community Center: A community center was previously approved as a part of the original Planned Residential Development to serve as a community gathering area for numerous functions, a business office and to house a day care facility. The applicant has indicated that the community center will continue to be used in the same manner.

STAFF REPORT
September 23, 2010

No. 10PD053 - Major Amendment to a Planned Residential Development ITEM 30

Parking: A minimum of two off-street parking spaces must be provided for each residential lot. The applicant has indicated that each residence has been constructed with a minimum two car garage which meets the parking requirement.

The community center requires that 26 parking spaces be provided with one of the spaces being "van" handicap accessible. The applicant has submitted a parking plan identifying that 39 parking spaces are being provided with two handicap parking spaces. In addition, one of the handicap spaces is "van" accessible.

Staff recommends that each residence continually provide a minimum two stall garage in order to meet the off-street parking requirement. In addition, staff recommends that a minimum of 26 parking spaces with one of the spaces being "van" handicap accessible be continually provided for the community center.

Landscaping: A minimum of 19,427 landscape points are required on the community center site. The applicant has submitted a landscape plan identifying that 22,863 landscape points are currently being provided which complies with the Landscape Ordinance.

Staff recommends that a minimum of 22,863 landscape points continually be provided at the community center site.

Setbacks: The applicant has submitted a site plan identifying that several of the existing structures do not meet the minimum front, side and rear yard setbacks. In addition, the applicant has requested that an Exception be granted to reduce the setbacks for the existing structures. In similar situations, the Planning Commission has granted Exception requests to reduce the setbacks for existing structures when off-street parking was continually being provided and with the stipulation that any removal of that portion of the building encroaching into the setback shall require that the minimum setbacks be provided.

As previously indicated, the applicant has demonstrated that each residence has been constructed with a minimum two car garage which meets the off-street parking requirement for a single family residential lot. As such, staff recommends that an Exception be granted reducing the front, side and rear yard setback(s) for the existing structures as shown on the applicant's site plan. Any removal of that portion of the building encroaching into the setback shall require that a minimum 25 foot front yard setback be provided, that a minimum 12 foot side yard setback be provided for a two story structure and that a minimum 8 foot side yard setback be provided for a one story structure. In addition, a minimum 25 foot rear yard setback must be provided for main buildings and a minimum 5 foot rear yard setback must be provided for unattached accessory buildings.

Pedestrian Access Easements: The applicant's site plan and associated plat document identify existing pedestrian access easements extending along several lot lines within the development. The applicant has also submitted a copy of a recorded Covenant Agreement securing ownership and maintenance of the easements.

Notification Requirement: As of this writing, the receipts from the certified mailings have not

STAFF REPORT
September 23, 2010

No. 10PD053 - Major Amendment to a Planned Residential Development ITEM 30

been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the September 23, 2010 Planning Commission meeting if these requirements have not been met.