

STAFF REPORT
November 18, 2010

No. 10PD067 - Initial and Final Planned Residential Development

ITEM 11

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	SSST, LLC
REQUEST	No. 10PD067 - Initial and Final Planned Residential Development
EXISTING LEGAL DESCRIPTION	<p>A portion of the E½ of the SW¼ of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the northwesterly corner of Lot 3 of Block 3 of Plum Creek Subdivision, common to the southwesterly corner of Fieldstone Drive right-of-way, and the point of beginning; Thence, first course: S24°46'42"E, along the westerly boundary of said Lot 3, a distance 59.75 feet; Thence, second course: S58°43'01"W, a distance 131.94 feet; Thence third course: southeasterly, curving to the left, on a curve with a radius of 134.00 feet, a delta angle of 01°58'02", a length of 4.60 feet, a chord bearing of S32°15'57"E, and chord distance of 4.60 feet; Thence, fourth course: S56°44'59"W, a distance of 52.00 feet; Thence, fifth course: S56°50'47"W, a distance of 133.87 feet; Thence, sixth course: S38°04'13"E, a distance of 70.85 feet; Thence, seventh course: S15°32'37"W, a distance of 191.10 feet; Thence, eighth course: S00°06'48"W, a distance of 800.03 feet; Thence, ninth course: N89°53'12"W, a distance of 110.00 feet; Thence, tenth course: S00°06'48"W, a distance of 1.15 feet; Thence, eleventh course: N89°53'12"W, a distance of 52.00 feet; Thence, twelfth course: N00°06'48"E, a distance of 23.98 feet; Thence, thirteenth course: N89°53'12"W, a distance of 90.00 feet; Thence, fourteenth course: N45°26'31"W, a distance of 51.07 feet; Thence, fifteenth course: N44°33'29"E, a distance of 37.79 feet; Thence, sixteenth course: N00°06'48"E, a distance of 32.01 feet; Thence, seventeenth course: N51°19'22"W, a distance of 225.90 feet; Thence, eighteenth course: N11°51'25"E, a distance of 72.79 feet; Thence, nineteenth course: N00°00'22"E, a distance of 279.93 feet; Thence, twentieth course: N19°33'30"E, a distance of 153.36 feet; Thence, twenty-first course: N34°10'56"E, a distance of 142.46 feet; Thence, twenty-second course: N20°06'13"E, a distance of 84.35 feet; Thence, twenty-third course: N01°41'11"E, a distance of 207.65 feet; Thence, twenty-fourth course:</p>

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N11°26'54"E, a distance of 92.64 feet; Thence, twenty-fifth course: N32°11'51"E, a distance of 29.60 feet, to a corner on the southern boundary of Drainage Lot 1 of Elks Crossing; Thence, twenty-sixth course: N32°11'51"E, along the southern boundary of said Drainage Lot 1, a distance of 69.98 feet; Thence, twenty-seventh course: N51°17'37"E, along the southern boundary of said Drainage Lot 1, a distance of 98.89 feet; Thence, twenty-eighth course: N69°56'22"E, along the southern boundary of said Drainage Lot 1, a distance of 100.33 feet; Thence, twenty-ninth course: S89°53'12"E, along the southern boundary of said Drainage Lot 1, a distance of 165.61 feet; Thence, thirtieth course: S00°01'51"W, along the southern boundary of said Drainage Lot 1, a distance of 110.17 feet; Thence, thirty-first course: S89°56'25"E, along the southern boundary of said Drainage Lot 1, a distance of 98.23 feet, to the northwesterly corner of said Fieldstone Drive right-of-way; Thence, thirty-second course: S00°03'35"W, along the westerly edge of said Fieldstone Drive right-of-way, a distance of 52.00 feet, the northwesterly corner of said Lot 3, common to the southwesterly corner of said Fieldstone Drive right-of-way, and the point of beginning

PARCEL ACREAGE	Approximately 12 acres
LOCATION	East of Elk Vale Road on Fieldstone Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/22/2010
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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RECOMMENDATION:

Staff recommends that the Initial and Final Planned Residential Development 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. Minimum standard fire flows in compliance with the International Fire Code shall be met and any Covenant Agreements;
3. All provisions of the Low Density Residential District II shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
4. 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; and,
5. The Planned Residential Development shall allow for the construction of single family residence(s). 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 two years.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development to allow a 40 lot single family residential development on the property. The proposed residential development is to be known as Phase Two of Elks Crossing.

On June 7, 2010, the City Council approved a Preliminary Plat (File #10PL021) to subdivide the property into 40 residential lots. In addition, on November 10, 2010, a Final Plat (File #10PL078) was approved creating the 40 lots.

The property is located east of Elk Vale Road along Field Stone Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Design Features: The applicant has indicated that the proposed single family residences will be constructed with concrete foundations and timber framing. In addition, the exterior will include a combination of pre-finished horizontal hard board lap siding with stone and brick accents. An address number plate will be set within the front elevation of the residence. The single family residences are proposed to be one story and two story structures with attached garages and a pitched roof with fiberglass shingles. The applicant has also indicated the residences will be earth tone in color. Staff is recommending that the residences conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development.

Setbacks/Driveways: The applicant has submitted a site plan identifying that all minimum setback requirements as per the Low Density Residential II District shall be met. In addition, a parking apron measuring a minimum of 25 feet in length will be provided in front of each

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garage.

Water: The Fire Department staff has indicated that pursuant to the International Fire Code, 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 up to 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 as per the International Fire Code Table B105.1. Residential structures larger than 4,800 square feet must meet fire flow requirements as stated in International Fire Code Table B105.1.

On July 1, 2009, Dream Design International Inc. submitted a design report titled "Elks Crossing Water Analysis" which identified a loop in the City's "Low Level Pressure Zone" to increase the flows and improve the water pressures for this development during times when emergency water flows are required. On December 10, 2009, the Planning Commission approved a SDCL 11-6-19 Review (File #09SR074) to construct the water system improvement along Marlin Drive creating the loop in the water system. To date, the water system loop has not been constructed. Additional development, without the proposed water system improvements creating the looped system will negatively affect the fire flow available for homes located in this water pressure zone. The developer did not propose to construct the looped system and subsequently entered into a Covenant Agreement with the City of Rapid City requiring that fire sprinkler protection be provided for any one and/or two family dwelling units greater than 3,600 square feet in area and for all commercial construction. The landowner may petition the City for the release of the fire sprinkler protection requirement once the landowner has completed the water line loop and obtains the required flows for fire suppression.

Staff recommends that minimum standard fire flows in compliance with the International Fire Code be met and any Covenant Agreements.

Street Lights: As a part of the associated Preliminary Plat review and approval, the applicant previously submitted construction plans identifying the installation of street light conduit for the future placement of street lights within the development. As a part of this application, the applicant has requested that in lieu of setting the street lights, a yard light be allowed in the front yard of each residential lot to provide lighting for the neighborhood. There is no Zoning requirement for the installation of street lights. The applicant has indicated that the street light conduit will be installed as required by the adopted Subdivision Regulations. The applicant has indicated that a request to ask that the City not order lights to be installed will be submitted for review and approval by the City Council apart from the Planned Development application.

Notification Requirement: The white slips have been returned by the Growth Management Department. However, as of this writing, the green cards have not been returned. The sign has been posted on the property. Staff has not received any calls of inquiry regarding this application.