

STAFF REPORT
March 10, 2011

No. 11PD008 - Initial and Final Planned Residential Development

ITEM 13

GENERAL INFORMATION:

APPLICANT	Doug Meiron - Black Hills Workshop Foundation
PROPERTY OWNER	Black Hills Workshop Foundation, Inc.
REQUEST	No. 11PD008 - Initial and Final Planned Residential Development
EXISTING LEGAL DESCRIPTION	That portion of the unplatted portion of the SE1/4 NE1/4 (formerly known as Lots 16-26 and Lot 16A of Block 3 of Morgans Addition) lying east of East Boulevard, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .95 acres
LOCATION	802 East Boulevard
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District (Planned Residential Development)
East:	High Density Residential District
West:	Medium Density Residential District - Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/11/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Planning Commission approval, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Planning Commission approval, additional drainage information shall be submitted for review and approval identifying the stormwater routing across the parcel and the impact on the adjacent properties;
3. Prior to Planning Commission approval, sewer data shall be submitted for review and approval demonstrating that the existing sewer facility is adequate to provide service for the proposed use or construction plans shall be submitted for review and approval to

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4. provide adequate sewer service for the proposed use;
Prior to Planning Commission approval, revised construction plans providing a water main connection to the Low Level Water Service Zone main located at East Boulevard and Quincy Street shall be submitted for review and approval or calculations shall be provided supporting the proposed connection to the Palo Verde Zone, the High Level Water Service Zone. In addition, an Exception shall be obtained to allow a property located within the Low Level Water Service Zone to be served by the High Level Water Service Zone;
5. A Building Permit shall be obtained prior to the start of construction and a Certificate of Occupancy shall be obtained prior to Occupancy;
6. Prior to issuance of a Building Permit, an Exception shall be obtained to waive the requirement to provide a sidewalk along East Boulevard or prior to issuance of a Certificate of Occupancy, a sidewalk shall be constructed along the street as shown on the applicant's site plan;
7. Prior to issuance of a Building Permit, a water main easement shall be recorded at the Register of Deed's Office for the extension of the water main located outside of right-of-way to serve the property. In addition, a copy of the recorded easement shall be submitted to the Growth Management Department;
8. The structures shall conform architecturally to the plans and elevations and color palette submitted as part of this Initial and Final Planned Residential Development. Changes to the elevations may be authorized by the Growth Management Director when they are consistent with the architectural style of the development as approved herein;
9. A minimum of 39,090 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
10. A minimum of four parking spaces shall be provided. In addition, one of the parking spaces shall be "van" handicap accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
11. The currently adopted International Fire Code shall be continually met. In particular, the residential structures shall have fire sprinkler systems as proposed to insure that the occupants are protected; and,
12. A group home shall be allowed on the property as defined by Chapter 17.04.350 of the Zoning Ordinance. This shall not include missions, detoxification centers or detention centers. In particular, the two proposed residences shall be used as a group home with a maximum of four clients and two staff members per home. However, the Planned Residential Development shall expire if the use is not undertaken and completed within five years of the date of approval by the Planning Commission, or if the use as approved has ceased for two years. In addition, any change and/or expansion in use shall require that a Major Amendment to the Planned Residential Development be obtained.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development application to allow two residential structures to be constructed on the property as a group home development. In particular, the applicant has indicated that each residential structure will provide a group home for four clients and that one or two staff members per residence will be on the property at all times. The applicant has also indicated that the project will be constructed in two phases. The southern residence, the parking lot, landscaping and limited drainage improvements will be constructed as a part of Phase One. Within two to five years,

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the northern residence and a storm water metering pond will be constructed as a part of Phase Two of the project.

The property is located approximately 200 feet south of the intersection of East Boulevard and E. Quincy Street on the east side of East Boulevard. 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:

Use: The applicant has indicated that the two proposed residences will be constructed on the property to serve as group homes for the Black Hills Workshop. In particular, each residential structure will be used to house four clients. In addition, one or two staff members will be at each residence at all times. The applicant has indicated that staff will rotate in and out throughout the day, working regularly scheduled shifts. The applicant has also indicated that the goal is to create a home-like environment for the clients, each having their own bedroom and sharing the bathrooms, kitchen, dining and living room areas.

Chapter 17.04.350 of the Rapid City Municipal Code states that a group home means “an activity providing personal assistance to six or more individuals unrelated by blood marriage who, by reason of mental or physical disability, addiction to drugs or alcohol, or family and school adjustment problems, require specialized attention and care in order to achieve personal independence. Such assistance must include board and room, and may include counseling, rehabilitative services and other incidental services customarily provided by group homes. This shall not include missions, detoxification centers or detention centers”. Based on the applicant’s description of the proposed use of the property, it is identified as a group home as per Chapter 17.04.350 of the Rapid City Municipal Code.

Staff recommends that a group home be allowed on the property as defined by Chapter 17.04.350 of the Zoning Ordinance. This shall not include missions, detoxification centers or detention centers. In particular, the two proposed residences shall be used as a group home with a maximum of four clients and two staff members per home. However, the Planned Residential Development will expire if the use is not undertaken and completed within five years of the date of approval by the Planning Commission, or if the use as approved has ceased for two years. In addition, any change and/or expansion in use will require that a Major Amendment to the Planned Residential Development be obtained.

Design Features: The applicant has submitted elevations of the proposed structures identifying each as a one story structure with a pitched roof. In addition, the structures will be constructed with wood, simulated wood, glass and asphalt shingles. The applicant has also indicated that the colors of the building will be earth tone in shades of brown. Staff recommends that the structures conform architecturally to the plans and elevations and color palette submitted as part of this Initial and Final Planned Residential Development. However, changes to the elevations may be authorized by the Growth Management Director when they are consistent with the approved architectural style of the development.

Landscaping Plan: A minimum of 37,182 landscape points are required on the lot. The

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applicant has submitted a landscaping plan showing 39,090 landscape points on the lot. Staff recommends that the landscaping be provided as proposed. In addition, the landscaping plan must comply with all requirements of the Zoning Ordinance. All landscaping must also be continually maintained in a live vegetative state and replaced as necessary.

Parking: The Parking Regulations require that 0.5 parking spaces per unit or sleeping room be provided. Based on this calculation, a minimum of four parking spaces must be provided. In addition, one of the parking spaces must be "van" handicap accessible. The applicant has submitted a parking plan identifying six parking spaces with two handicap spaces. In addition, one of the handicap spaces is "van" handicap accessible.

Staff recommends that a minimum of four parking spaces be provided as required. In addition, one of the parking spaces must be "van" handicap accessible spaces. All provisions of the Off-Street Parking Ordinance must be continually met.

Drainage Plan: To date, the applicant has not identifying the stormwater routing across the parcel as a result of the proposed development or the impact of the stormwater routing on the adjacent properties. As such, staff recommends that prior to Planning Commission approval, additional drainage information be submitted for review and approval identifying the stormwater routing across the parcel and the impact on the adjacent properties.

Sewer: An eight inch sewer main in Myrtle Avenue will provide sewer service to the property. However, the applicant has not demonstrated that the existing sewer facility is adequate to provide service for the proposed use. As such, staff recommends that prior to Planning Commission approval, sewer data be submitted for review and approval demonstrating that the existing sewer facility is adequate to provide service for the proposed use or construction plans must be submitted for review and approval to provide adequate sewer service for the proposed use.

Water: The property is located within the Low Level Service Zone. The applicant has submitted construction plan showing the extension of a water main from property located south of this parcel from Palo Verde Water Service Zone which is within the High Level Service Zone. However, it does not appear that the Palo Verde Water Service Zone can provide adequate fire protection and may reduce fire protection capability of the water system for upstream structures. As such, staff recommends that prior to Planning Commission approval, revised construction plans be submitted for review and approval providing a water main connection to the Low Level Water Service Zone main located at East Boulevard and Quincy Street or calculations must be provided supporting the proposed connection to the Palo Verde Zone. In addition, an Exception must be obtained to allow a property located within the Low Level Water Service Zone to be served by the High Level Water Service Zone.

A portion of the proposed water main extension is located outside of the street right-of-way. As such, staff recommends that prior to issuance of a Building Permit, a water main easement be recorded at the Register of Deed's Office for the water main located outside of the right-of-way. In addition, a copy of the recorded easement must be submitted to the Growth Management Department.

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Sidewalk: The applicant's site plan identifies the construction of a four foot wide sidewalk along East Boulevard in compliance with the Rapid City Municipal Code. However, the applicant has submitted an Exception to waive the requirement to construct the sidewalk noting that it would only be constructed if the Exception is denied.

Staff recommends that prior to issuance of a Building Permit, the Exception be obtained to waive the requirement to provide a sidewalk along East Boulevard or prior to issuance of a Certificate of Occupancy, the sidewalk be constructed along the street as shown on the applicant's site plan.

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 April 8, 2009 Planning Commission meeting if these requirements have not been met.