

STAFF REPORT

December 7, 2000

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**PRD #00PD062 - Planned Residential Development -  
Initial and Final Development Plan**

**ITEM 20**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dean Kelly Construction
REQUEST	<b>PRD #00PD062 - Planned Residential Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	Lot 1 less the west 264 feet and less Lot H1, Lot 2 less Lot H1, and Lot 3 less Lot H1 of the SE1/4 NE1/4 of Section 21, located in the SE1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.44 Acres
LOCATION	North of Wildwood Subdivision on the west side of Sheridan Lake Road
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District (PRD) - General Commercial District (PDD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

Fire Department Recommendations:

1. All driveways over one hundred fifty feet (150') shall have a residential style emergency turnaround and Lots 12, 13, and 14 shall have a residential style emergency turnaround. The design of the turnaround shall be reviewed and approved by the Fire Department;

Urban Planning Division Recommendations:

2. All townhouses having Sheridan Lake Road frontage shall be allowed a five foot (5') high front yard fence or wall. The fence or wall shall be located a minimum of fifteen feet (15') from the Sheridan Lake Road right-of-way. The fence or wall shall not extend beyond the building setback established by the townhouse;

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3. A minimum of three (3) shrubs and one (1) evergreen tree shall be located in front of each townhouse unit having Sheridan Lake Road frontage. The landscape material shall be located within fifteen feet (15') of the Sheridan Lake Road right-of-way;
4. A maximum of sixteen (16) townhouses and six (6) single family detached dwelling units shall be allowed; and,
5. All bulk, height and density requirements of the Low Density Residential Zoning District shall apply to this development.

GENERAL COMMENTS: The petitioner is proposing to revise the previously approved Initial Development Plan. The original approved Initial Development Plan identified a second street intersection with Sheridan Lake Road (see attached graphic). Since approval of that Initial Development Plan, the development of the property on the east side of Sheridan Lake Road has been submitted for review and approval (Bendt Plaza development). The access point for the Bendt Plaza Development onto Sheridan Lake Road was constrained by the major drainage that crosses Sheridan Lake Road on the south side of the subject property. The location of that intersection and the southern intersection of this project would have resulted in an off-set intersection which could have posed a traffic hazard. Staff has worked with the developer of the subject property on an alternative development scheme that eliminated the southern street intersection while allowing the applicant to retain the majority of the original plan approved for the property. The project consists of townhomes to be located along Sheridan Lake Road and single family detached residences located on the western portion of the property.

Earlier this year, the Planning Commission and City Council approved a revised Layout Plat with the street configuration as noted above. The applicant now is proposing the Initial and Final Development Plan for the Planned Residential Development and has an associated Preliminary and Final Plat for the subject property. The original plan had a total of thirty three dwelling units consisting of ten (10) single family residential detached dwelling units and twenty-three (23) townhouse units. This request reduces the overall number of dwelling units to twenty-two (22) with sixteen (16) townhouses and six (6) single family detached dwelling units.

STAFF REVIEW: Staff has reviewed the Planned Residential Development request and has noted the following concerns:

Townhouse Development - The applicant is proposing to construct six (6) twin townhouse units along Sheridan Lake Road. The townhouse units will take access from a new subdivision street to be constructed. The east side of the units, which face Sheridan Lake Road, will be the outdoor open space area for each unit. Staff is recommending that each unit be allowed to have five foot (5') wall or fence. The wall or fence will allow for the creation of a court yard on the east side of the units. The Rapid City Municipal Code only allows a four foot high fences within the twenty-five foot front yard setback; however, staff is recommending that the Planned Residential Development allow a five foot (5') tall fence to be located a

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minimum of fifteen feet (15') from the Sheridan Lake Road right-of-way. The townhouses will be located approximately two (2) feet to four (4) feet higher than Sheridan Lake Road due to the terrain of the property. This in combination with the wall or fence should provide an adequate private outdoor area for each townhouse unit. Staff is also recommending that the wall or fence for each unit not extend beyond the building setback. Staff would prefer not to have a long continuous fence along Sheridan Lake Road. The applicant has proposed to landscape along the Sheridan Lake Road frontage with a combination of evergreen trees and shrubs. By setting the wall or fence back fifteen feet (15'), not allowing a continuous fence/wall along the entire frontage, providing landscaping between the fence/wall and street and restricting the height to five feet (5'), the wall or fence will not create a long barrier type structure along Sheridan Lake Road. Staff believes that this design will provide an adequate buffer between the residences and Sheridan Lake Road.

Fire Department Issues - The proposed single family lots located on the western portion of the property will have long driveways. The Fire Department has indicated that if the driveways are over one hundred fifty feet (150') in length, a residential style emergency turnaround will need to be provided. The turnaround can be incorporated into the design of the driveways of the residences. Proposed Lots 12, 13, and 14 will also be required to have a turnaround.