

# STAFF REPORT

April 5, 2001

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## **No. 01PD004 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 31**

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### GENERAL INFORMATION:

PETITIONER	Ferber Engineering Company for Richard O. Stahl
REQUEST	<b>No. 01PD004 - Planned Residential Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	Lots 1-6 of Stahl Victorian Addition, formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 Acres
LOCATION	At the southwest corner of the intersection of West Street and South Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	Public water and sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. All stipulations of Layout Plat 01PL010 shall be met;

Transportation Planning Division Recommendations:

2. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a pedestrian/bicycle path design for the vacated South Street to provide access to Dinosaur Park;

Urban Planning Division Recommendations:

3. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide detailed building footprints and elevations for review;
4. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed landscaping plan for review and approval;

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5. That all provisions of the Parking Ordinance shall be met except the following: Parking may be designed to allowed vehicles to back into the Stahl Court right-of-way;
6. **That the parking lot proposed on Lot 3 shall be eliminated and prior to City Council approval, a revised site plan shall be submit deleting the parking lot from the Planned Residential Development site plan;**
7. **That a turnaround meeting City minimum standards shall be provided at the terminus of Stahl Court;**
8. All permitted uses allowed in the High Density Residential Zoning District shall be allowed in the Planned Residential Development;
9. All uses allowed as a Use On Review in the High Density Residential Zoning District may be allowed only upon approval of a Major Amendment to the Planned Residential Development;
10. All building height, setback and area requirements shall comply with the requirements of the High Density Residential Zoning District; however, a reduced setback may be allowed when the applicant provides detail building plans and elevations at the time of Final Development Plan;
12. Prior to Final Plat approval, a Final Development Plan for the Planned Residential Development shall be submitted and approved by the City Council ; and,

#### Air Quality Division Recommendations:

13. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit.

**GENERAL COMMENTS: This item was continued at the March 8, 2001 Planning Commission meeting to allow the applicant to address issues regarding the location of the proposed parking lot and the vacation of the South Street right-of-way. This Staff report has been revised as of March 27, 2001. All revisions are shown in bold.**

**Staff met with the applicant to discuss alternatives for the parking lot in the proposed vacated South Street right-of-way. The applicant has requested that the parking lot no longer be a part of the Planned Residential Development request. He has indicated that only the multi-family residential development is being proposed. Also, the applicant has indicated that he will not propose to vacate the South Street right-of-way as part of the development plan.**

**The additional traffic from the proposed parking lot for the Victorian Assisted Living Facility was a concern to a number of the Planning Commission members. By eliminating the parking lot, only the traffic for the new residential development will access Hill Street. Staff is recommending that the parking lot not be allowed as part of the Planned Residential Development and that a revised site plan be submitted eliminating the parking lot from the Planned Residential Development plan. The applicant is required to provide a turnaround at the terminus of the proposed Stahl Court that meets minimum standards.**

The applicant is proposing to develop a Planned Residential Development (01PD004)

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south of Hill Street and west of 12th Street. The Planned Residential Development identifies three, four unit multi-family dwelling units and two, duplex units. The Planned Residential Development also identifies additional parking for the Victorian Assisted Living Facility. The applicant is proposing to replat five existing lots and a portion of the South Street right-of-way into six lots (01PL010).

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

**Setbacks - In the March 8, 2001 Planning Commission meeting, the applicants engineer had indicated that no reduced setback were being requested. The scale as identified on the drawing was incorrect. Staff is requesting that detailed building plans and elevations be provided as part of the Final Development Plan as required by ordinance. If any reduction of setback are requested, this information will help to determine if a reduce setback is appropriate.**

Parking - The applicant has proposed two parking lots designed in a manner that allows vehicles to back into the Stahl Court right-of-way. As identified in the associated Layout Plat, staff is recommending that Stahl Court be a private street. One of the reasons for retaining this as a private street is the design of the proposed parking. The applicant is also proposing to locate a parking lot on proposed Lot 3 for the Victorian Assisted Living Facility. The emergency turnaround designed incorporated a portion of the parking lot for Victorian Assisted Living Facility. Parking lots are a Use On Review in the High Density Residential Zoning District if they are serving a contiguous use as proposed here. Staff is recommending that the parking lot be located to the north side of proposed Lot 3. Moving the parking lot to the north would facilitate pedestrian and bicycle access through the property and eliminate traffic crossing the parking lot. The access would also allow for a future path system to be incorporated in this area providing access Dinosaur Park from the West Boulevard neighborhood area. **However, Staff is recommending that the parking lot be deleted from site plan prior to City Council approval.**

Staff has received five phone calls regarding the Planned Residential Development request. One person was opposed to the project and had indicated that traffic and drainage were the reason for the opposition. The other callers also expressed concerns regarding drainage, traffic, and the stability of the soils in this area. The callers expressed that these concerns need to be address as part of any development of this property.