

STAFF REPORT

February 21, 2002

No. 01PD065 - Initial and Final Development Plan - Planned Residential Development ITEM 41

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Dakota Land Development
REQUEST	No. 01PD065 - Initial and Final Development Plan - Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 1 of Fish Hatchery Subdivision and Lot F-1 of Lot 1 of Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 7 of Vista Lake Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 Acres
LOCATION	On Jackson Boulevard/West S.D. Highway 44 north of the Fish Hatchery
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/14/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. **Prior to the approval of the Final Development Plan by the City Council, Preliminary and Final Plat #01PL110 shall be approved;**
2. **All residential structures shall be constructed within the serviceable water zone boundary(s) as shown on the site plan;**

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3. A Manual of Uniform Traffic Control Devices (MUTCD)/Compliant Traffic Control Plan shall be prepared by the owner's representative one month in advance of construction for all stages of work that may impact the safety of the public within the Jackson Boulevard right-of-way;
4. The proposed interior road shall be posted with "no-parking" signs;

Fire Department Recommendations:

5. All Uniform Fire Codes must be continually met;
6. Any lot with a residence located more than 150 feet from a fire hydrant shall provide an emergency vehicle turnaround on the lot;
7. Prior to the start of any building construction, all weather access roads shall be constructed;
8. Prior to the start of any building construction, fire hydrants shall be in place and operational;
9. Prior to the start of any building construction, wildland fire mitigation plan shall be completed as required by the Fire Department;

Building Inspection Division Recommendation:

10. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

Air Quality Division Recommendation:

11. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;

Urban Planning Division Recommendations:

12. The Planned Residential Development shall allow for a single family residential use and accessory structure(s) to the principle residential use on each lot. Any other use shall require a Major Amendment to the Planned Residential Development;
13. All provisions of the Park Forest District shall be met unless otherwise specifically authorized as a stipulation of this Conditional Use Permit or a subsequent Major Amendment;
14. A reduced front lot width for Lots 3 thru 6 from 50 feet to 48.43 feet, 25.27 feet, 29.62 feet and 27.54 feet, respectively, shall be allowed;
15. The minimum lot size requirement of the Park Forest District for Lots 1, 2, 3, 4 and 7 shall be reduced from three acres to 1.9 acres, 1.32 acres, .70 acres, 1.48 acres and .61 acres, respectively;
16. Two off-street paved parking spaces shall be provided on each lot for visitor parking. The two off-street parking spaces required for the residential use shall not count towards this requirement.
17. The existing structure located on proposed Lot 1 shall be allowed to remain on the property. Any development and/or redevelopment of the property shall comply with the uses established in the Park Forest District;

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18. **The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years.**

GENERAL COMMENTS:

This item has been continued several times since the January 10, 2002 Planning Commission meeting. This Staff Report has been revised as of February 13, 2002. All revised or added text is shown in bold text. The applicant is requesting approval of an Initial and Final Residential Development Plan to allow seven single family residential lots on the subject property. The applicant has also submitted a Preliminary and Final Plat proposing to subdivide the property into a seven residential lot development. (See companion item #01PL110.) **In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a sidewalk on one side of the street. (See companion item #02SV001.)** The proposed development will be known as Vista Lake Subdivision. Currently, an unoccupied building is located on proposed Lot 1. At one time the building was the site of the Johnson Siding Volunteer Fire Department.

On November 16, 1998, a Layout Plat was approved to create an approximate one acre lot in the southeast corner of the subject property. In addition, a Master Plan was submitted identifying that the remaining balance would eventually be subdivided into seven lots ranging in size from .5 acres to 11.8 acres. The Master Plan identified one approach located along Jackson Boulevard extending to form an approximate 500 foot long cul-de-sac to serve as access to the property.

On July 16, 2001, the City Council approved a Preliminary and Final Plat to subdivide a four acre portion of the subject property into one lot. The applicant is now proposing to replat the four acre lot as a part of the proposed Vista Lake Subdivision as shown on Preliminary and Final Plat 01PL110.

STAFF REVIEW:

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

Zoning: The property is zoned Park Forest District requiring a minimum three acre lot size. The proposed plat identifies lots ranging in size from .6 acres to 8.6 acres. Five of the proposed lots do not meet the minimum lot size requirement of the Park Forest District. The subject property is currently a 21.88 acre parcel allowing for a maximum density of seven lots. (The applicant's site plan and associated plat identifies seven lots.) Due to the constraints imposed by the existing topography of the subject property, staff recommends that the clustering of dwelling units be allowed. As such, staff is recommending that for Lots 1, 2, 3, 4 and 7 the minimum lot size be reduced from three acres to 1.9 acres, 1.32 acres, .70 acres, 1.48 acres and .61 acres, respectively. (The overall density of the project would not exceed the allowed overall density of one dwelling unit per three acres in the Park Forest District.)

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Structure: As previously indicated, the existing structure on proposed Lot 1 was previously the site of the Johnson Siding Volunteer Fire Department. The applicant has indicated that the structure is currently not being used but may eventually be converted and/or expanded into a single family residence. Staff is recommending that the existing structure be allowed to remain on the property and that any development and/or redevelopment of the property comply with the uses established in the Park Forest District.

The applicant has indicated that a Major Home Occupation may eventually be proposed for Lot 1. The applicant should be aware that a Major Amendment to the Planned Residential Development must be approved in order to allow a Major Home Occupation on the subject property.

Lot Configuration: The Park Forest District requires that each lot abut a public street for a distance of not less than fifty feet. Three of the proposed lots do not meet the minimum lot width requirement. To facilitate the clustering of the dwelling units on the developable portion of the lot, the applicant has proposed "flag pole" lot configurations. As such, staff is recommending that a reduced front lot width for Lots 3 thru 6 from 50 feet to 48.43 feet, 25.27 feet, 29.62 feet and 27.54 feet, respectively, be allowed,

Lighting and Signage: The applicant has indicated that other than street lights, no other lighting is proposed. In addition, the applicant has indicated that no signage is being proposed.

Parking: The Street Design Criteria Manual requires that common use visitor parking for single family, duplexes and townhouse residential uses be provided at the rate of one paved parking stall per dwelling located within three hundred feet of the residence. On-street parallel parking may serve this visitor parking requirement. The Engineering Division has indicated that the 22 foot wide proposed cul-de-sac is not of sufficient width to allow for on-street parking. The applicant has submitted a site plan identifying two off-street paved visitor parking spaces being provided on each of the proposed lots in addition to the two parking spaces being provided for the residential use. Staff is recommending approval of this parking plan.

Water: The applicant has indicated that City water will be extended to serve the proposed development. The Engineering Division had originally indicated that adequate water pressure can not be provided to Lots 4, 5 and 6 due to the elevation of this portion of the subject property. The Engineering Division had also indicated that a minimum 20 PSI residual pressure with a minimum 1,000 gallon per minute flow must be available at the nearest water hydrant. In addition, a minimum 40 PSI static pressure must be available at the first floor of the residence in order to provide residential use water service. The applicant has submitted a revised grading plan identifying that the grade along the three lots will be significantly lowered. Lowering the grade will increase the buildable area on the three lots that can be served by City water with adequate water pressure and flows. Staff is recommending that the all

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residential structures be constructed within the serviceable water zone boundary(s) as shown on the applicant's site plan.

Fire Department: The Fire Department has indicated that the property is located in a moderate to high fire hazard area. Prior to the start of any building construction, wildland fire mitigation shall be completed as required by the Fire Department. In addition, all weather access roads must be constructed and fire hydrants must be in place and operational prior to the start of any building construction. The Fire Department has also indicated that an emergency vehicle turnaround must be provided on each lot where the residence is located more than 150 feet from a fire hydrant.

Interior Road: The Engineering Division has indicated that the proposed interior road extending north off Jackson Boulevard requires the consideration and granting of numerous Special Exceptions to the Street Design Criteria Manual. (See Preliminary and Final Plat #01PL110.) As such, the Engineering Division has also indicated that a Manual of Uniform Traffic Control Devices (MUTCD)/Compliant Traffic Control Plan must be prepared by the owner's representative one month in advance of construction for all stages of work that may impact the safety of the public within the Jackson Boulevard right-of-way.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received three calls regarding this proposal. All of the callers indicated that they did not have a concern with the proposed Planned Residential Development request.