

STAFF REPORT
October 7, 2010

No. 10PD059 - Major Amendment to a Planned Residential Development to allow Municipal Facilities **ITEM 30**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 10PD059 - Major Amendment to a Planned Residential Development to allow Municipal Facilities
EXISTING LEGAL DESCRIPTION	Lot CL of Block 2 of Rainbow Ridge Subdivision, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .27 acres
LOCATION	1049 Sagewood Street
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 water and sewer
DATE OF APPLICATION	9/17/2010
REVIEWED BY	Jim Flaaen / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to allow Municipal Facilities be approved with the following stipulations:

1. Prior to Planning Commission approval, a utility easement for the property shall be recorded with the Register of Deeds Office and a copy of the recorded Easement submitted to the Growth Management Department or the property shall be deeded to the City with the City Council's approval;
2. Prior to Planning Commission approval, color details for the proposed building shall be

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- submitted for review and approval;
3. Prior to Planning Commission approval, a revised parking plan must be submitted identifying that the handicap “van accessible” space meets the required dimensions;
4. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the structures;
5. All applicable provisions of the currently adopted International Fire Code shall be continually met;
6. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence;
7. All International Fire Codes shall be continually met;
8. All driveways shall be constructed as per Section 8.2.7 and Figure 8-5 of the Street Design Criteria Manual;
9. The Planned Residential Development shall allow 51 single family residences and municipal facilities. Any change in use shall require a Major Amendment to the Planned Residential Development;
10. A complete revised site plan for the entire Planned Residential Development boundaries shall be submitted for review and approval prior to issuance of a Building Permit;
11. Prior to issuance of a Certificate of Occupancy, all service lines needing to serve the revised lot layout shall be installed or abandoned at the developer’s cost as necessary;
12. The addition of signage shall require an Amendment to the Planned Residential Development as determined by the Growth Management Director. Changes to the sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Residential Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
13. The proposed structures shall conform architecturally to the plans and elevations submitted;
14. All driveways shall be constructed as per Section 8.2.7 and Figure 8-5 of the Street Design Criteria Manual;
15. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment; and,
16. The Major Amendment to 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 a period of two years.

GENERAL COMMENTS: The applicant has submitted a Major Amendment to a Planned Residential Development request to allow a municipal facility in a Low Density Residential Zoning District. In particular, the applicant has proposed to locate a water booster station at 1049 Sagewood Street.

On March 9, 2006, the Planning Commission approved with stipulations a Planned Residential Development – Initial and Final Development Plan (#06PD008) to reduce the

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front yard setback from the required 25 feet to 18 feet in front of the garage and 15 feet in front of the residence on 51 lots in the Rainbow Ridge Subdivision. The stipulations of approval were:

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the structures;
2. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence;
3. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment;
4. The proposed structures shall conform architecturally to the plans and elevations submitted;
5. All International Fire Codes shall be continually met;
6. All driveways shall be constructed as per Section 8.2.7 and Figure 8-5 of the Street Design Criteria Manual;
7. A complete revised site plan for the entire Planned Residential Development boundaries shall be submitted for review and approval prior to issuance of a Building Permit;
8. Prior to issuance of a Certificate of Occupancy, all service lines needing to serve the revised lot layout shall be installed or abandoned at the developer's cost as necessary;
9. The Planned Residential Development shall allow 51 single family residences. Any change in use shall require a Major Amendment. In addition, 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 a period of two years.

The property is located at 1049 Sagewood Street, on the southwest side of Sagewood Street and west of Bunker Drive. The property is currently void of any structural development.

STAFF REVIEW: Staff has reviewed this Major Amendment to a Planned Residential Development and has noted the following considerations:

Construction Plans: Staff review has noted that the approved construction plans submitted with the Layout Plat for Rainbow Ridge Phase I (#04PL014) identified a booster station to be located on Lot CL of Block 2. In addition, the associated staff report for the Preliminary Plat for Rainbow Ridge Phase I (#04PL086) referenced the fact that a booster station would be constructed with Phase 2 of the development.

Use: The Major Amendment to the Planned Residential Development shall allow the property located at 1049 Sagewood Street, Lot CL of Block 2 of Rainbow Ridge Subdivision, to be used for municipal facilities. Municipal buildings and utility substations are Conditional Uses in the Low Density Residential Zoning District. Any change in use of the property will require a Major Amendment to the Planned Residential Development.

Design Features: Building elevations were submitted with the application. The submitted

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elevations indicate that the proposed building will be constructed of concrete masonry blocks with an asphalt shingle roof. The east side of the building, facing Sagewood Street will include a double door and the west side of the building will have a set of stairs leading up to a standard door located 3 feet 6 inches above ground level. Color details for the concrete masonry walls, doors and roof were not included with the submitted elevations. As such, prior to Planning Commission approval, color details for the proposed building must be submitted for review and approval to ensure the design of the building will be compatible with the surrounding neighborhood.

Parking: The submitted site plan identifies that two off-street parking spaces will be provided at the proposed booster station with one of the spaces being handicap accessible. However, staff review has noted that the handicap accessible space does not meet the requirements for being "van" accessible. Chapter 17.50.270.H requires that at least one handicap accessible parking space must be "van accessible". The off-street parking regulations require that a "van accessible" parking space must be a minimum of 8 feet wide and 18 feet in length with an 8 foot wide striped access aisle and must be located on the driver's right-hand side of the van as it would be parked in the space. The submitted parking plan identifies only a 5 foot wide access aisle that is located on the driver's left left-hand side of the van. Conversely, an alternative to the provision of separate van-accessible spaces is the provision of universal parking. Universal parking spaces shall be 132 inches wide, with a 60-inch-wide access aisle. As such, prior to Planning Commission approval, a revised site plan must be submitted identifying the required dimensions for handicap "van accessible" parking spaces or a universal parking space shall be provided.

Easements: The applicant has submitted an application to vacate a portion of the existing Major Drainage Easement (#10VE011). The request is scheduled to be heard by the City Council on October 4, 2010. As such, prior to Planning Commission approval of this Major Amendment to the Planned Residential Development, the City Council must approve the vacation of the Major Drainage Easement.

In addition, as noted in the staff report for the vacation of Major Drainage Easement, a utility easement will need to be dedicated to accommodate the proposed booster station prior to development. Conversely, Lot CL may be deeded to the City with the City Council's approval. As such, prior to Planning Commission approval of the Major Amendment to the Planned Residential Development, a utility easement must be recorded with the Register of Deeds Office and a copy of the recorded Easement submitted to the Growth Management Department or the property must be deeded to the City with the City Council's approval.

Signage: The submitted site plan and building elevations did not identify any signage associated with the proposed water booster station. The addition of signage may require a Minimal Amendment to the Planned Residential Development as determined by the Growth Management Director or a Major Amendment to the Planned Residential Development must be obtained.

Fire Code: All applicable provisions of the currently adopted International Fire Code shall be continually met.

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Permits: A Building Permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the October 7, 2010 Planning Commission meeting if these requirements have not been met. Staff has not received any inquiries or objections to the proposed request.

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the stipulations as identified above.