

STAFF REPORT

July 27, 2000

PRD #00PD034 - Planned Residential Development - Initial and Final Development Plan

ITEM 20

GENERAL INFORMATION:

PETITIONER	Ron Baker for Western Management Corporation
REQUEST	PRD #00PD034 - Planned Residential Development - Initial and Final Development Plan
LEGAL DESCRIPTION	Parcel D of MJK Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.6 Acres
LOCATION	South of the intersection of East Minnesota Street and Odde Drive
EXISTING ZONING	Medium Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Medium Density Residential
West:	Medium Density Residential
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the August 24, 2000 meeting to allow time for the applicant to submit revised information.

GENERAL COMMENTS: The applicant is proposing a 72 unit condominium Planned Residential Development located on Minnesota Street east of Elm Street. The applicant is proposing to construct 18, four unit structures with attached garages. The structures would be two stories in height with drive under garages. The proposal would be constructed in nine phases.

In review of the Initial and Final Development Plan, Staff has raised a number of concerns with the proposal. The concerns relate to access, number of dwelling units, geotechnical information, drainage, landscaping, and open space issues. Staff is recommending that the Planned Residential Development be continued to allow the applicant time to submit additional information and a revised site plan in accordance with the Rapid City Municipal Code.