

STAFF REPORT

September 7, 2000

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

**ITEM 30**

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GENERAL INFORMATION:

PETITIONER	Ron Baker for Western Management Corporation
REQUEST	<b>PRD #00PD034 - Planned Residential Development - Initial and Final Development Plan</b>
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 denied without prejudice to allow the applicant to submit a revised site plan and details.

GENERAL COMMENTS: The applicant is proposing a 72 unit condominium Planned Residential Development located on East Minnesota Street east of South 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.

STAFF REVIEW: Staff has reviewed the Initial and Final Development Plan and has noted the following concerns:

In review of the original review of Initial and Final Development Plan, Staff 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. This item was continued from the July 27, 2000 Planning Commission meeting to allow the petitioner time to

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submit a revised Final Development Plan. The applicant has submitted a revised plan and has noted a number of serious issues regarding the revised plan.

Development Layout - The applicant's revised site plan has a central access from Minnesota Street with a series of two, four unit condominium structures located on either side of the central access. Parking lots are located between each group of condominium structures. The rows of structures step up the hillside located on the property. The four-plex condominium structures are designed to have a drive under garage access from the north side. The entrance to each unit would be located on the south side of the structure. The view from Minnesota Street would be of a three story elevation.

In the review of the first site plan and in the review of the second site plan, Staff has concerns with the amount of structures and parking lot with little to no landscaping in between the parking lots and the buildings. The proposed landscape plan locates the majority of the landscape material on the perimeter of the development. The affect of this type of layout is a large area of impervious area/built area with no visual break for either the residences or the public traveling on Minnesota Street.

There has been concern expressed from the South Robbinsdale neighborhood residents with the amount and appearance of multi-family development along Minnesota Street. Staff wants to insure the development that occurs will be an asset to the community and will compliment the neighborhood. The present plan does not accomplish these goals.

There are a number of technical issues that have not been addressed as part of the revised layout. The first is that the applicant's second access does not meet the requirements of the Street Design Criteria Manual. The applicant needs to provide a route that will provide access with no more than forty units being accessed by a single access road. The current plan has a total of 56 units accessing via a single access point. Staff has not received sufficient drainage information to fully review the request. In addition, Staff has not received adequate erosion control information. The handling of these issues may have impacts on the layout and design of the development. Also, Staff is very concerned about how the drainage and erosion control will be handled from the site so it will not seriously impact Minnesota Street and the neighborhood. The Fire Department expressed concerns with the layout of the parking lots. The parking lots are over 150 feet in length and require a turnaround. None of the parking lots currently have met this minimum standard. These are the major concerns expressed regarding the proposed development of this property.

Planned Developments are to encourage imaginative urban design and promote compatibility with adjacent land use. Staff's review of the Planned Residential Development concludes that the proposed plan does not meet these objectives. The property is zoned Medium Density Residential and multi-family development is allowed. However, the design of this development needs to incorporate design features that will compliment the existing neighborhood.