

STAFF REPORT

November 22, 2000

**PRD #00PD053 - Planned Residential Development -
Initial and Final Development Plan**

ITEM 8

GENERAL INFORMATION:

PETITIONER	Ron Baker for Baker Planned Communities
REQUEST	PRD #00PD053 - 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 December 7, 2000 Planning Commission meeting to allow time for the applicant to submit additional engineering information.

GENERAL COMMENTS: **The Planning Commission continued this request at their November 9, 2000 meeting to allow time for the applicant to submit additional information. At this time, Staff has not received any additional information and is recommending that the request be continued to the December 7, 2000 Planning Commission meeting.**

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. The applicant is proposing a central open space as the spine of the development. The open space will also serve as a drainage channel. A detention/siltation pond is being proposed along Minnesota Street.

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The Planning Commission and City Council denied without prejudice the original proposal for the subject property. That proposal consisted of the same basic concept; however, there were a number of outstanding technical issues that needed to be resolved. The applicant has revised the plan and has resubmitted the request.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Grading and Drainage Plans - The applicant has submitted preliminary grading and drainage plans for the development. After review of the plans, Engineering Staff has requested that additional information be submitted. The plans that have been submitted to date do not have sufficient detail for final approval. Staff is requesting that detailed grading plans be submitted to document how the drainage will be directed to the storm water sewer system. Also additional drainage calculations must be submitted to determine size of storm sewer pipe and inlets. Also, plans are needed for erosion control and for intermediate drainage channels to insure that the drainage is directed to the siltation pond during construction. The Engineering Staff needs this information in accordance with Section 17.50.060.E before they can recommend approval of the Planned Residential Development.

Utility Plans - Both the Fire Department and the Engineering Division are requesting changes to the utility plans. Staff is requesting that calculations be provided documenting that adequate fire flows can be provided with the proposed utility layout. The Fire Department is also requesting that one additional fire hydrant is provided along Minnesota Street and two of the on-site fire hydrants be relocated as per the Fire Department redline comments.

Landscape Plans - The applicant has submitted a preliminary landscape plan as part of this submittal. Staff is requesting that a detailed landscaping plan be submitted identifying the type and size of all proposed landscape material. The applicant is providing over 50 percent of their required landscaping points through grass areas and over 50 percent of points from the native grass hillside on the south side of the property. Staff is requesting that some of these points be relocated to the Minnesota Street frontage. The proposed condominium structures are two stories in height with drive under garages. The façade facing Minnesota Street will be three stories. The relocated landscaping points should be used to help buffer the development from the single family residential development to the north. Staff is recommending that 32,000 points be relocated to the area along the Minnesota Street frontage. Staff recommends that a minimum of 50 percent of those landscape points be provided as evergreen trees. This will provide an additional buffer between the development and the neighborhood and will reduce the visual impact of the development.