

STAFF REPORT
January 4, 2007

No. 06PD070 - Planned Residential Development - Initial and Final Development Plan **ITEM 44**

GENERAL INFORMATION:

PETITIONER	J Scull Construction
REQUEST	No. 06PD070 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 thru 16, Evergreen Condominiums, and Lot B of Lot 14, less North 80 feet of the East 255 feet of Lot B, platted, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .720 acres
LOCATION	1626 Evergreen Street
EXISTING ZONING	Medium Density Residential District (Canyon Lake Overlay District)
SURROUNDING ZONING	
North:	Medium Density Residential District (Canyon Lake Overlay District)
South:	Medium Density Residential District (Canyon Lake Overlay District)
East:	Park Forest District
West:	Medium Density Residential District (Canyon Lake Overlay District)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/6/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be denied without prejudice.

GENERAL COMMENTS:

This staff report has been revised as of December 21, 2006. All revised and/or added text is shown in bold print. The applicant has submitted an Initial and Final Residential Development Plan to allow two sixteen unit apartment buildings and one twelve unit garage and one six unit garage to be constructed on the subject property. The property is located between Evergreen Drive and 32nd Street and is south of Harmony Lane. Currently, a sixteen unit residential structure is located on the subject property.

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On June 9, 2005 a building permit was issued for one sixteen unit apartment complex and on September 12, 2005 a building permit was issued for a second sixteen unit apartment complex on the subject property.

On September 9, 2005 the Ordinance establishing the Canyon Lake Overlay District (#5076) became effective.

On June 2, 2006 Planning Commission denied without prejudice at the applicant's request a Planned Residential Development – Initial and Final Development Plan (05PD004) for the subject property.

The applicant is now proposing to add garages to the previously approved plans. The proposed addition requires the applicant to obtain approval of a Planned Residential Development – Initial and Final Development Plan as part of the requirements of the Canyon Lake Overlay District.

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

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction and that a Certificate of Occupancy must be obtained prior to occupying the building.

Setbacks: The Canyon Lake Overlay District requires that for multi-family dwelling of three or more units there shall be a minimum side yard setback of not less than fifteen feet. The site plan that has been submitted identifies the proposed location of a two story apartment building with a twelve foot side yard setback. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to revise the site plan to meet the minimum setback requirements of the Canyon Lake Overlay District.

On November 14, 2006 the applicant submitted a revised site plan meeting the minimum setback requirements of the Canyon Lake Overlay District.

Design Features: The applicant has indicated that the proposed apartment building will be a two story structure and that the garage will be a one story structure but does not indicate the type of materials or colors of the proposed structures. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to submit building elevations that indicate materials and colors of the proposed structures.

On October 4, 2006 the applicant submitted information on the types of materials and proposed colors. The structures will be constructed with brick, stucco, and chestnut colored cement board siding. Staff recommends that all construction shall comply with the approved building elevations.

Streets: The Canyon Lake Overlay District requires that the street providing access to any

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multi-family dwelling of three or more units be in compliance with the Street Design Criteria Manual. Evergreen Drive is classified as sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently the street is located in a 70 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface. Staff is recommending that prior to Planning Commission approval of the Planned Residential Development, the applicant shall submit complete design plans for the street improvements along with legal documentation of the provision of the minimum required right-of-way. The street improvements must be completed prior to issuance of a building permit or surety posted for the improvements.

On October 9, 2006 the applicant submitted a letter requesting an exception to waive the requirement to improve Evergreen Drive as per the City of Rapid City Street Design Criteria Manual Standards. Staff recommends that the exception to waive the requirement to improve Evergreen Drive as per the City of Rapid City Street Design Criteria Manual Standards be denied and that the applicant submit complete design plans for the street improvements along with legal documentation of the provision of the minimum required right-of-way.

As previously noted The Canyon Lake Overlay District requires that the street providing access to any multi-family dwelling of three or more units be in compliance with the Street Design Criteria Manual. The Canyon Lake Overlay District is intended to preserve and enhance the unique residential character of the Canyon Lake neighborhood by establishing special standards that address access, site development, landscaping and parking. Since a majority of the streets in this area do not meet the minimum requirements of the Street Design Criteria Manual and street widths are inadequate staff would recommend that the Planned Residential Development – Initial and Final Development Plan be denied without prejudice.

Developmental Lot Agreement: The subject property is identified as two separate platted lots. As such, staff is recommending that prior to issuance of a building permit, the applicant sign a development lot agreement to allow the two lots to function as one property.

Parking: The minimum parking requirements in the Canyon Lake Overlay District state that “all multi-family dwelling units shall provide a minimum of two off-street parking spaces per dwelling unit. For multifamily dwelling units of four and above there shall be additional guest parking spaces”. The thirty-two apartment units require that a minimum of 72 parking spaces be provided. The site plan only identifies 63 parking spaces.

In addition, Chapter 17.50.270.b of the Rapid City Municipal Code requires that “every multiple-family parking area on a lot that abuts a single family residential lot along a side lot line shall be set back a distance of not less than 12 feet”. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to revise the site plan to provide the required number of parking stalls and provide a minimum 12 foot separation between the parking spaces and the adjacent single family residential side lot line.

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On October 20, 2006 the applicant submitted a letter requesting an exception to reduce the minimum number of off-street parking stalls from 96 spaces to 63 spaces. The owner feels the 63 parking stalls are adequate for the site and fewer stalls would provide additional landscape area. Staff recommends that the exception to waive the requirement to provide 72 parking stalls as per Sections 17.50.270 and 17.60.080 of the Rapid City Municipal Code be denied and that the applicant submit a revised parking plan for review and approval indicating the required number of parking stalls.

On November 29, 2006 the applicant submitted a revised site plan identifying 72 parking stalls as required per Sections 17.50.270 and 17.60.080 of the Rapid City Municipal Code.

Landscaping: A minimum of 83,726 landscaping points are required. The applicant's site plan identifies that 87,788 points are being provided. The Canyon Lake Overlay District also requires that "for any multifamily structures of three or more units, a streetscape landscaping buffer of ten feet in the front yard setback shall be required, to include a minimum of 10% of the required landscaping points". The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Screening: The Canyon Lake Overlay District requires that "for any multi-family dwelling of three or more units, a six foot screening fence shall be placed along the side and rear yards located adjacent to single family/duplex/townhouse dwellings". The site plan does indicate a six foot privacy fence will be constructed along the north and south lot lines of the subject property.

Snow Removal: The Canyon Lake Overlay District requires that "for any multi-family dwelling of three or more units, a snow removal area shall be designated that will not interfere with the normal requirements for parking or landscaping". The applicant has not shown a snow removal area on the site plan. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to show the snow removal area on the site plan to insure that it does not interfere with parking or landscaping as required.

On November 14, 2006 the applicant submitted a revised site plan providing a snow removal area that does not appear to interfere with the proposed parking or landscaping.

Utilities: A water system analysis prepared by a Registered Professional Engineer must be submitted for review and approval verifying sufficient quantities for domestic and fire flows. In addition, a site plan showing the location of existing water and sewer service lines, with size, material, type and curb stop locations must be submitted for review and approval. The applicant must also identify the location of existing gas and telephone lines. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to submit the additional utility information as identified.

On November 29, 2006 the applicant submitted a site plan identifying the location and size of water and sewer service lines.

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On December 1, 2006 the applicant submitted information demonstrating sufficient quantities for domestic and fire flows.

Drainage: Drainage information must be submitted for review and approval. In particular, the drainage information must include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or local detention facilities must be provided or expanded as necessary. The drainage design must be in accordance with the Red Dale Drainage Basin. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to submit the drainage information as identified and to revise the site plan to show detention if and as needed. In addition, an erosion and sediment control plan, with the location of sediment fence(s), must be submitted for review and approval.

On November 29, 2006 the applicant submitted a grading and drainage plan addressing the issues as identified.

On December 4, 2006 the applicant submitted a drainage report addressing the issues as identified.

Fire Protection: The Fire Department staff has indicated that the two structures must be fully fire sprinklered and fire alarmed/detected as per the 2003 International Fire Code. In addition, the addressing of the structures must be in compliance with the 2003 International Fire Code. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have been returned and the sign has been posted on the property. As of this writing, three individuals have expressed objection to the proposed Planned Residential Development.

This item was continued to the October 26, 2006 Planning Commission Meeting to allow the applicant to submit the required information. This item was continued to the November 9, 2006 Planning Commission Meeting to allow the applicant to submit the required information. This item was continued to the November 22, 2006 Planning Commission Meeting to allow the applicant to submit the required information. This item was continued to the December 7, 2006 Planning Commission Meeting to allow the applicant to submit the required information. **This item was continued to the January 4, 2007 Planning Commission Meeting to allow the applicant to submit the required information.**

Staff is recommending that Planned Residential Development – Initial and Final Development Plan be denied without prejudice since the streets providing access to the property are not of adequate width and do not comply with Street Design Criteria Manual as per Section 17.60.090 of the Rapid City Municipal Code.