

STAFF REPORT

July 5, 2001

PRD #01PD032 - Initial and Final Planned Residential Development

ITEM 43

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Paul Bradsky for Wal-East Development, Inc.
REQUEST	PRD #01PD032 - Initial and Final Planned Residential Development
LEGAL DESCRIPTION	The South 103 feet of Lot 2 of Lot K2-C of Marshall Heights Tract , Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	approximately 1.387 acres
LOCATION	on Knollwood Drive east of the intersection of Maple Avenue and Knollwood Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Shopping Center I District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Initial Planned Residential Development be approved with the following stipulations and that the Final Planned Residential Development be continued to the July 26, 2001 Planning Commission meeting.

Engineering Division Recommendations:

1. Prior to Final Planned Residential Development approval by the Planning Commission, topographic information and grading plans shall be submitted for review and approval;
2. Prior to Final Planned Residential Development approval by the Planning Commission, a drainage, erosion and sediment control plan shall be submitted for review and approval;
3. Prior to Final Planned Residential Development approval by the Planning Commission, water and sanitary sewer plans shall be submitted or review and approval;
4. Prior to Final Planned Residential Development approval by the Planning Commission, the approach to the property shall be limited to a width of twenty-eight feet and shall align with the approach on the south side of Knollwood Drive;

STAFF REPORT

July 5, 2001

PRD #01PD032 - Initial and Final Planned Residential Development

ITEM 43

Fire Department Recommendations:

5. Prior to Final Planned Residential Development approval by the Planning Commission, a site plan shall be provided identifying all fire hydrants within 500 feet of the property. The revised site plan shall identify the location of one fire hydrant to be located on the subject property;
6. Prior to issuance of a Certificate of Occupancy, the applicant shall provide plans for a fire sprinkler system and the system shall be installed and approved;

Urban Planning Division Recommendations:

7. Prior to Final Planned Residential Development approval by the Planning Commission, the applicant shall provide a detailed landscape plan for review approval. An additional four large deciduous trees shall be provided in the Knollwood Drive boulevard;
8. Prior to Final Planned Residential Development approval by the Planning Commission, the applicant shall provide a parking plan for review and approval. The parking plan shall identify two accessible parking stalls of which one shall be van accessible; and,
9. The associated rezoning request shall be approved.

GENERAL COMMENTS: The applicant is proposing to rezone a portion of the lot from General Commercial to Medium Density Residential. The property was zoned from Medium Density Residential to General Commercial in 2000. The property owner subsequently placed an off-premise sign (billboard) on the property. The applicant is now requesting to rezone a portion of the property to allow for an apartment building. An associated Planned Residential Development and Planned Commercial Development request have been submitted for the property.

STAFF REVIEW: Staff has reviewed the request and has identified the following issues:

Detailed Plans - Staff is requesting that detailed engineering plans for the site development be provided before approval of the Final Development Plan. Engineering plans for grading, drainage, water and sewer all need to be submitted for review and approval. Also, detailed landscaping plans shall be submitted. The landscaping plan shall include the type, location and sizes of landscaping material. Staff is requesting that an additional four large deciduous trees be located in the Knollwood Drive boulevard. These will be classified as street trees which has been a goal of the Mayor's Beautification Committee. The parking plan identifies two accessible stalls; however, one of those stalls needs to be van accessible. The applicant will need to have the all required information submitted by June 29, 2001 to have the Final Development Plan heard at the July 26, 2001 Planning Commission meeting.

The applicant has requested a one foot reduction in the parking aisle width for the south parking lot. The parking standards are minimum requirements and reduction in the minimum requirements only cause difficulties in maneuvering within the parking lot. The standards are

STAFF REPORT

July 5, 2001

**PRD #01PD032 - Initial and Final Planned Residential
Development**

ITEM 43

establishes specifically for the parking stall size to insure vehicles can maneuver out of the stalls.