

STAFF REPORT

August 9, 2001

No. 01PD032 - Initial and Final Planned Residential Development

ITEM 26

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Paul Bradsky for Wal-East Development, Inc.
REQUEST	No. 01PD032 - Initial and Final Planned Residential Development
LEGAL DESCRIPTION	A portion of Lot Two (2) of Lot K2-C of Marshall Heights Tract, located in the Southwest One-Quarter (SW1/4) of Section Thirty (30), Township Two North (T2N), Range Eight East (R8E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the southwest corner of said Lot Two (2) of Lot K2-C of Marshall Heights Tract; Thence, northerly along the westerly line of said Lot Two (2) a distance of 109.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 77.5 feet; Thence, S 00 degrees 01 minutes 28 seconds E, a distance of 6.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 113.1 feet, more or less; Thence, N 00 degrees 01 minutes 20 seconds W, a distance of 6.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 77.5 feet to a point on the easterly line of said Lot Two (2); Thence, southerly along the easterly line of said Lot Two (2) a distance 109.5 feet to the southeast corner of said Lot Two (2); Thence, westerly along the southerly line of said Lot Two (2) a distance of 268.15 feet, more or less, to the point of beginning
PARCEL ACREAGE	Approximately 0.657 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

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RECOMMENDATION: Staff recommends that the Final Planned Residential Development be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, revisions to the engineering plans shall be submitted for review and approval;
2. The approach to the property shall be limited to a width of twenty-eight feet;

Air Quality Division Recommendations:

3. Prior to any construction or grading, an air quality permit shall be obtained;

Fire Department Recommendations:

4. Prior to issuance of a Building Permit, a revised site plan shall be submitted identifying the location of an on-site fire hydrant;
5. 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:

6. All landscaping shall be installed in accordance with the approved landscape plan and all provisions of the Landscape Regulation shall be continually met. A minimum of a six inch curb shall be install between all paved areas and all landscaped areas;
7. All provision of the parking regulations shall continually be met; and,
8. All trash receptacles, mechanical and air handling equipment shall be screened by a six foot high wood fence;
9. Prior to Final Planned Residential Development approval by the City Council, a detailed sign package shall be submitted for review and approval; and,
10. Prior to Final Planned Residential Development approval by the City Council, 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 rezoned from Office Commercial to General Commercial in 2000. An off-premise sign (billboard) was subsequently constructed 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:

Off Premise Sign - The Sign Code requires that a minimum of fifty feet of separation be maintained between any off-premise sign and a residential district or use. In designing the proposed structure, no portion of the residential use can encroach into the required setback from the off-premise sign. The applicant amended the legal description for the Medium Density Residential property to insure that all development of the proposed apartment would be a minimum of fifty feet from the off-premise sign. Portions of the of the apartment building (decks and stairways) are fifty feet from the off-premise sign.

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Detailed Plans - The applicant submitted engineering plans for grading, drainage, water and sewer for review on July 12. Staff has reviewed the plan and has identified a number of corrections. The corrections will not change the layout of the structure. Staff is recommending that these corrections be made prior to issuance of a Building Permit. Staff has added a stipulation to insure that there are protections between parking areas and landscaping areas. Also, Staff is recommending that all receptacles, mechanical and air handling equipment are screened by a six foot high wood fence. Due to the proximity of this property to the interstate, the screening of these items will improve the visual appearance of the community. The Fire Department has indicated that an on-site fire hydrant will need to be installed.