

STAFF REPORT

January 9, 2003

No. 02PD070 - Planned Residential Development - Initial and Final Development Plan **ITEM 20**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers, Inc. for Thomas Costello
REQUEST	No. 02PD070 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 5 thru 11 of Block 1 and Lots 2 thru 9 of Block 2 of Owen Mann Tract, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	1.907
LOCATION	215 and 304 Kinney Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/13/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development-Initial and Final Development Plan be approved with the following stipulations:

Engineering Division Recommendation:

1. A grading permit shall be obtained prior to any construction. In addition, a Right-of-way Work Permit shall be obtained for any work within the right-of-way;

Building Inspection Recommendation:

2. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

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Fire Department Recommendation:

3. All Uniform Fire Codes shall be continually met;

Urban Planning Division Recommendations:

4. The Planned Residential Development shall allow a 51 unit townhome and/or apartment complex to be located on the subject property. Accessory structures, such as sheds, shall also be allowed. In addition, a 280 square foot office shall be allowed accessory to the residential development;
5. The residential development shall conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Residential Development;
6. The proposed sign shall conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Residential Development. Any additional signage, in compliance with the Sign Code, shall require the review and approval of a Minimal Amendment;
7. A minimum of 103,812 landscaping points shall be provided;
8. Prior to issuance of a building permit, the parking plan shall be revised to show a minimum of 77 parking spaces. Four of the spaces shall be handicap accessible with one of the handicap spaces being "van" accessible;
9. The front yard setback to Building B shall be reduced from 25 feet to 21.7 feet, Building D shall be reduced from 25 feet to 22.3 feet; and, Building E shall be reduced from 25 feet to 22.5 feet;
10. All provisions of the Medium Density Residential Development shall be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Residential Development Plan to allow for an expansion of a legal non-conforming use currently located on the property. A 51 unit residential development is located currently on the property. The residential development is a combination of townhomes and apartment complexes. The applicant is proposing to construct a 280 square foot office onto one of the apartment buildings as an accessory use to the residential development.

The property is located directly west of 32nd Street. Kinney Avenue is located through the property creating two separate parcels.

STAFF REVIEW:

During the review of the Initial and Final Residential Development Plan, staff identified the following considerations:

Design Features: Currently, five apartment buildings are located on the property. Two of the structures, with a total of 37 residential units, are located on the west side of Kinney Avenue. The remaining three structures, with 34 units, are located on the east side of Kinney Avenue. The applicant has submitted building elevations identifying that the structures are 2

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½ story structures with a maximum height of 25 feet, ten inches. The applicant has also indicated that the structures will be updated with new vinyl siding, as well as new windows and roofs. The exterior of the buildings will be constructed with vinyl, wood, brick, glass and asphalt shingles. The applicant has indicated that the buildings will be gray in color with white trim and black shutters. Staff is recommending that the structure(s) conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Residential Development

Accessory structures and/or uses: The applicant has also indicated that a 280 square foot office will be constructed onto the south side of Building E located on the west side of Kinney Avenue. The office building will be accessory to the residential development. In addition, the site plan shows two storage sheds located on the property. Staff is recommending that the sheds and the office be allowed only as accessory structures and/or uses to the residential development.

Signage: The applicant has submitted a sign package identifying that a pole mounted sign will be located at the entrance of the development. The sign will measure approximately 10.5 feet in height with a display area of four foot seven and one half inches by eight feet. The sign will be double sided, non-illuminated and read "Churchill Townhomes and Apartments". In addition, a telephone number will be shown on the sign. The applicant has indicated that the sign will be constructed of wood and vinyl and be of the same color scheme as the residential structures. Staff is recommending that the sign conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Residential Development.

Setbacks: The applicant's site plan identifies that three of the structures currently encroach into the required 25 foot front yard setback. The three structures currently provide a 21.7 foot, 22.3 foot and a 23.5 foot front yard setback, respectively. The proposed office will be constructed as an extension to Building E. Building E currently has a front yard setback of 23.5 feet. The office is in line with the existing front wall of the building; however, due to the curvature of Kinney Avenue, the front yard setback for the office will be reduced to 22.5 feet. Staff is recommending that the front yard setbacks for the existing structures and the proposed office be allowed as identified. All future development on the property must maintain the minimum yard setbacks as per the Medium Density Residential District.

Parking: The 51 unit residential development requires that a minimum of 77 parking spaces with four handicap spaces be provided. The applicant's site plan shows 69 parking spaces with seven handicap spaces. However, the parking spaces measure 13 feet by 22 feet. It appears that reducing the number of handicap spaces and/or reconfiguring the parking layout to provide a minimum 9 foot X 18 foot parking space will allow for the applicant to provide the minimum parking requirement as per the City's Parking Regulations. Staff is recommending that prior to issuance of a building permit, the applicant submit a revised parking plan as identified.

Notification Requirement: As of this writing, the sign has not been posted on the property nor

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have the certified mailings been returned. Staff will notify the Planning Commission at the January 9, 2003 Planning Commission meeting if these requirements have not been met.