

STAFF REPORT

June 5, 2003

No. 03PD020 - Major Amendment to a Planned Residential Development **ITEM 39**

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Black Hawk Properties
REQUEST	No. 03PD020 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 2, Block 26, Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.92 acres
LOCATION	Southwest of the intersection of Parkview Drive and Minnesota Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Public District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/05/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

Engineering Division Recommendations:

1. The applicant shall obtain a building permit prior to any construction at the site;
2. The applicant shall provide a drainage plan drawn by a licensed engineer demonstrating no discharge of storm water directly onto Parkview Drive;
3. The applicant shall submit a revised site plan prior to issuance of a building permit demonstrating improvement of drainage facilities abutting the lot;
4. The applicant shall verify that element 21 of the South Robbinsdale Drainage Basin Drainage Plan which crosses the north end of the property is included in the site design and construction;

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Fire Department Recommendations:

5. If the building is located more than 150 feet from a public right of way in which a water line is located than an on-site fire hydrant shall be constructed at the site;
6. Fire apparatus access roads shall be provided for every facility, building, or portion of a building, when any portion of an exterior wall of the 1st story of the building is located more than 150 feet from fire apparatus as measured by an approved route around the exterior of the building unless the building is fully fire sprinklered;
7. If fire apparatus dead end access roads are 150 feet or greater in length, then provisions for the turning around of fire apparatus shall be provided;

Transportation Planning Division Recommendations:

8. The applicant shall post a sign restricting on-street parking on Parkview Drive;

Urban Planning Division Recommendations:

9. Prior to Planning Commission approval, the applicant shall submit a revised site plan showing a landscaping island located at the site;
10. The architectural style of the building will be constructed as shown on the elevations submitted;
11. Prior to Planning Commission, the applicant shall submit any additional information regarding signage at the site for review and approval;
12. The lighting will be constructed in a way so as to minimize the impacts on surrounding land uses and direct lighting away from adjacent properties; and
13. All parking shall be constructed as shown on the site plan as submitted, and the parking shall be maintained in a clear and accessible manner at all times.

GENERAL COMMENTS: This request is for a major amendment to a Planned Residential Development. This Planned Residential Development was approved to allow 52 town homes on the site. The Planned Residential Development was originally approved on October 7, 1985 with nine stipulations. These stipulations were:

1. A maximum of 52 townhouses shall be permitted on Parcel #6;
2. Site Plan submitted as part of the PRD request shall become part of the PRD Permit;
3. Landscaping shall be installed as shown on the approved PRD Site Plan;
4. Prior to issuance of a building permit for Parcel #6, all proposed townhouse development lots and common lots shall be platted;
5. That all Fire Department requirements regarding emergency vehicle access shall be met;
6. Open space and recreational facilities shall be provided as shown on the approved PRD site plan;
7. Any significant change in the PRD shall require a PRD amendment;
8. Approval of this PRD is contingent upon approval of the rezoning request; and
9. The East 120 feet be designated for single-family use.

The applicant is currently applying for a Major Amendment to change the ninth stipulation so

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the property does not have to be used for single-family residential development. The request the applicant proposes is a ten unit apartment complex. The proposal identifies the development of two buildings with five units in each building.

The location of this request is a lot south of Minnesota Street on Parkview Drive. The proposed development is located just south of a group home use on Minnesota Street, and is located just north of the Parkview Pool.

STAFF REVIEW: Staff has reviewed the Major Amendment to the Planned Residential Development and has noted the following issues:

Drainage: Additional storm water drainage information needs to be submitted for review and approval, in order for City Staff to determine the adequacy of the proposed drainage of the site. Complete drainage information shall be submitted as prepared by a licensed engineer in order to determine the site drainage will function properly. The Engineering Division has indicated that storm water run-off which discharges directly onto Parkview Drive would be problematic due to the existing storm water run-off drainage systems in the area. Staff needs to review the drainage information prepared by the applicant to determine that the storm water run-off from the site will not put undue stress on the existing storm water drainage systems in the area or damage other property owners land in the area.

Emergency Access: Prior to the issuance of a building permit, additional information regarding provisions that will be made to ensure the site is in compliance with all Municipal Codes for safety and security. The Fire Department has indicated that access to the exterior of every structure will be required unless the structure is fully fire sprinklered. Prior to the issuance of a building permit, the Fire Department will need to review and approve revised site plans showing that this provision has been addressed. In addition, the possibility exists for the requirement of a fire hydrant at the site, if any portion of the building is more than 150 feet from a public right of way. Furthermore, provisions shall be made for a emergency vehicle access turn around, if any portions of the access ways are more than a 150 feet in length with a dead end.

Parking: The City of Rapid City Municipal Code requires 1.5 parking spaces per unit in a multi-family dwelling unit. The applicant submitted a revised parking plan on May 23, 2003. The applicant has shown 21 parking spaces, with 10 parking spaces located in garages and another 11 parking spaces striped in the parking lot. These 21 spaces fulfill the 15 parking space requirement for a 10 unit apartment complex. In addition, a revised site plan showing street signs limiting any on-street parking at the site will need to be submitted for review and approval prior to the issuance of a building permit.

Landscaping: The submitted site plan shows building footprints of approximately 9,600 square feet. The size of the lot is 39,171 square feet resulting in a landscaping point requirement of 29,571 landscaping points. The submitted site plan has shown 12 Blue Spruce trees, which equals 24,000 landscaping points. In addition, the submitted site plan shows approximately 1,138.6 square yards of grass which total 11386 landscaping points. This totals 35,386

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landscaping points at the site. However, the City of Rapid City Municipal Code states under section 17.50.300 (E.1), "c. Planter islands shall be provided at a ratio of one such area for every fifty parking spaces. Each parking space shall be not less than one hundred twenty feet from the perimeter of the parking lot or a planter island. Each island planter shall contain a minimum of one hundred square feet, and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base." A revised site plan will need to be submitted for review and approval prior Planning Commission showing compliance with the requirements for landscaping islands at the site.

Site Design: The site plan appears to be in compliance with the setbacks, lot coverage, lighting, etc. There does not appear to be any signage at the site; however, prior to Planning Commission approval, Staff is recommending that any signage information be submitted for review and approval as required by ordinance.

Staff is recommending that the request be approved with the previously stated stipulations. Staff will notify the Planning Commission at the June 5, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has not received any calls or letters concerning the proposed Planned Residential Development – Initial and Final Development Plan.