

STAFF REPORT  
May 27, 2004

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**No. 04PD024 - Planned Development Designation - Initial and Final Development Plan**      **ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 04PD024 - Planned Development Designation - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in a portion of the S1/2 SW1/4 NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: beginning at the center 1/4 corner of said Section 3, Thence N79°15'36"E, 215.44 feet to the true point of beginning; Thence N00°16'55"W, 21.09 feet to the point of curvature; thence northerly along the arc of said curve to the left whose radius 226.00 feet and whose central angel is 47°20'54", an arc length of 186.76 feet to a point of tangency; Thence N47°37'49"W, 24.13 feet to a point of curvature; thence northerly along the arc of said curve to the right whose radius is 174.00 feet and whose central angle is 47°20'54", an arc length of 143.79 feet to a point of tangency; Thence N00°16'55"W, 64.25 feet to a point; Thence N44°47'19"E, 14.12 feet to a point, thence N89°51'34"E, 1067.26 feet to a point; Thence S45°12'41"E, 14.16 feet to point; S00°16'55"E, 393.20 feet to a point; Thence S44°43'05"W, 14.14 feet to a point; Thence S89°43'05"W, 920.52 feet to a point; Thence N45°16'55"W, 14.14 feet to the true point of beginning, said parcel contains 9.688 acres more or less
PARCEL ACREAGE	Approximately 9.69 acres
LOCATION	South of Homestead Street and north of Patricia Street
EXISTING ZONING	Medium Density Residential District w/Planned Development Designation
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District w/Planned Development Designation
East:	Low Density Residential District
West:	Medium Density Residential District w/Planned Development Designation
PUBLIC UTILITIES	City water and sewer

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DATE OF APPLICATION            04/23/2004

REVIEWED BY                    Todd Tucker / Dave Johnson

RECOMMENDATION:    Staff recommends that the Planned Development Designation – Initial and Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1.     A minimum front yard setback of 18 feet in front of the garage and a minimum 15 feet in front of the residence shall be provided for all townhome lots within the Planned Residential Development;
2.     A minimum rear yard setback of 25 feet shall be provided for all buildings within the Planned Residential Development, except for detached buildings of accessory use;
3.     A Special Exception is hereby granted to allow a maximum height of 38 feet for the main buildings in the apartment complex portion of the Planned Residential Development;
4.     Prior to Planning Commission approval, a revised site plan shall be submitted showing a minimum of six handicapped stalls with one being van accessible;
5.     The parking plan shall continually comply with all requirements of the Zoning Ordinance;
6.     Prior to Planning Commission approval, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to reflect light toward the parking areas;
7.     All on site signage must continually comply with all provisions of the Sign Code;
8.     Prior to construction of the fence, a Fence Height Exception to allow a six foot high fence located within the required front yard setback shall be obtained;
9.     Prior to Planning Commission approval, a revised landscape plan shall be submitted showing a landscape buffer between the apartment complex portion of the development and the townhome lots for review and approval;
10.    The landscaping plan shall continually comply with all requirements of the Zoning Ordinance;
11.    The proposed structures shall conform architecturally to the plans and elevations submitted;
12.    All applicable provisions of the Uniform Fire Code shall be continually met. In particular, hydrants shall be in place and operational prior to or in conjunction with building construction, and all structures within the apartment complex portion of the Planned Residential Development, except for the club house and garages, shall be fully fire sprinkled and alarmed;
13.    Prior to Planning Commission approval, revised construction plans must be submitted addressing the redline comments by Staff;
14.    Prior to Planning Commission approval, a revised site plan showing all driveway approaches being stop controlled intersections shall be submitted for review and approval;
15.    Prior to Planning Commission approval, a revised site plan shall be submitted showing the crosswalk across Homestead Street aligning with the sidewalk access to the school located on the north side of Homestead Street;

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16. Prior to Planning Commission approval, drainage and grading plans for the townhome portion of the Planned Residential Development shall be submitted for review and approval; and,
17. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Development Plan for a Planned Residential Development. The proposed Planned Residential Development is located north of Patricia Street and south of Homestead Street between Aurora Drive and Carl Avenue. The applicant has submitted floor plans and elevation drawings for the proposed structures located within the Planned Residential Development. The applicant has indicated that four 20 unit buildings, one 12 unit building, one eight unit building, a clubhouse, and a swimming pool will be located within the apartment complex of the development. The applicant's site plan also shows 12 townhome lots located along the south and east of the apartment complex. Currently, the site of the proposed residential development is void of any structural development.

STAFF REVIEW: The purpose of planned developments is to provide deviation from conventional zoning and subdivision regulations in order to provide optional methods of land development. Planned developments also allow a mix of land uses which are compatible and well integrated. They provide an adequate review procedure which promotes the proper development or environmentally sensitive areas, and they promote compatibility with adjacent land use and available public facilities.

Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code.

Setbacks: The applicant is requesting that the minimum required rear yard setback be reduced from 25 feet to twenty feet for building five within the apartment complex portion of the Planned Residential Development. The applicant's site plan shows a 20 foot wide drainage easement located along the south lot line of the apartment complex. Staff noted that building five of the apartment complex should be moved five feet to the north to meet the required minimum rear yard setback of 25 feet for main buildings in the Medium Density Residential Zoning District.

The applicant is requesting a building envelop that provides a minimum rear yard setback of 10 feet and a minimum front yard setback of 25 feet for the townhome lots located along Patricia Street and Carl Avenue. The purpose of rear yards is to insure adequate distances and separation between structures. The primary use of the rear yard is for family or group activities which generally require more room than front yards. Staff noted the City has supported a reduction of front yard setbacks in other Planned Residential Developments with a minimum front yard setback of 18 feet in front of the garage door and a minimum 15 foot setback for the balance of the dwelling unit. As such, staff recommends a minimum front yard setback of 18 feet in front of the garage and a minimum 15 feet in front of the residence with a minimum rear yard setback of 25 feet shall be provided for all townhome lots within the Planned Residential Development.

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Building Height: The elevation drawings submitted show a maximum building height of 38 feet. Section 17.12.070 of the Rapid City Municipal Code allows a maximum building height of 35 feet for main buildings. Staff is recommending a Special Exception be granted to allow main buildings in the apartment complex portion of the development have a maximum height of 38 feet in lieu of 35 feet.

Parking: The number of parking spaces required for the subject property is identified as 150 with six being handicapped accessible. Staff noted that the applicant's site plan shows 200 off street parking stalls. However, only three handicapped stalls are shown on the site plan. Prior to Planning Commission approval, a revised site plan shall be submitted showing a minimum of six handicapped stalls with one being van accessible.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. Staff noted that no lighting package was submitted with the application. Prior to Planning Commission approval, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to reflect light toward the parking areas.

Signage: The applicant's site plan shows an eight foot high by 12 foot wide ground sign located along Homestead Street. The proposed sign meets all requirements of the Sign Code found in Section 17.28 of the Rapid City Municipal Code.

Fencing: The applicant's site plan shows a six foot high wrought iron fence surrounding the swimming pool. The proposed fence is located within the required 25 foot setback. Prior to construction of the fence, a Fence Height Exception to allow a six foot high fence located within the required front yard setback shall be obtained.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided for properties with multiple family housing. The site plan submitted shows 630,146 landscaping points provided which exceeds the 236,192 points required. The landscaping plan shows numerous shrubs and trees along the exterior of the apartment complex which will provide a visual screening from adjacent properties and streets. However, no landscaping is provided between the apartment complex portion of the development and the townhome lots. Prior to Planning Commission approval, a revised landscape plan shall be submitted showing a landscape buffer between the apartment complex portion of the development and the townhome lots for review and approval.

Fire Safety: Staff noted that hydrants shall be in place and operational prior to or in conjunction with building construction. Staff noted that structures within the apartment complex portion of the development, except for the club house and the garages, shall be fully fire sprinkled.

Stop Signs: Staff noted that the applicant's site plan does not show stop signs at the driveway approaches. Prior to Planning Commission approval, a revised site plan showing all driveway approaches being stop controlled intersections shall be submitted for review and approval.

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Crosswalk: The applicant's site plan shows a crosswalk across Homestead Street on the east side of the western most driveway access. Staff noted that the sidewalk providing access to the school on the north side of Homestead Street is located on the west side of the western most driveway access. Prior to Planning Commission approval, a revised site plan shall be submitted showing the crosswalk across Homestead Street aligning with the sidewalk access to the school located on the north side of Homestead Street.

Drainage and Grading: Staff noted that the drainage and grading plans submitted did not include the townhome portion of the Planned Residential Development. Prior to Planning Commission approval, drainage and grading plans for the townhome portion of the Planned Residential Development shall be submitted for review and approval.

Staff recommends approval of this request with the above stated stipulations.