

STAFF REPORT
June 10, 2004

No. 04PD028 - Planned Residential Development – Initial Development Plan **ITEM 40**

GENERAL INFORMATION:

PETITIONER	Kent Kennedy for Bart and Helen Boos
REQUEST	No. 04PD028 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	The east 5 feet of Lot 12; Lots 13 and 14; the east 5 feet and the west 20 feet of the south 29.66 feet less the south 0.9 feet of Lot 16; Lots 17-18 less the south .09 feet all of Lot I of the NW1/4 NE1/4 known as Harter Tract (Clower), all in Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.40 acres
LOCATION	655 Plum Tree Lane
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Development Designation
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Office Commercial District w/Planned Development Designation
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	04/29/2004
REVIEWED BY	Todd Tucker / Sig Zvejnieks

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

- 1. Upon submittal of a Final Residential Development Plan, a sign package shall be submitted for any on site signage;**
- 2. Upon submittal of a Final Residential Development Plan, the site plan shall be revised to show a minimum of one paved access to all off street parking areas;**
- 3. Upon submittal of a Final Residential Development Plan, documentation shall be provided showing that the paved road providing the legal access to the off-street parking areas on the property shall be located in public right-of-way or a recorded easement;**
- 4. The proposed new structure shall be fully fire sprinkled and alarmed;**

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5. Upon submittal of a Final Residential Development Plan, calculations and design fire flows for the proposed development shall be submitted for review and approval;
6. Upon submittal of a Final Residential Development Plan, a revised site plan shall be submitted showing sewer connection to a main;
7. Upon submittal of a Final Residential Development Plan, a final drainage plan and calculations shall be submitted for review and approval; and,
8. Prior to submission of the Final Development Plan application, the applicant shall bring the existing three unit apartment building into compliance with all applicable City ordinances and obtain a Certificate of Occupancy for the three dwelling units.

GENERAL COMMENTS: The applicant is requesting approval of an Initial Planned Residential Development to allow for two apartment buildings to be located on the above legally described property. The subject property is located to the east of Sheridan Lake Road, north of Plum Tree Lane and south of Clower Lane. There is currently a three unit apartment building located on the property. **Staff noted that the existing three unit apartment building is not a legal use. A Building Permit was issued in 1999 to move a house, to be used as a duplex, onto the subject property. In 2001 a Building Permit was issued for interior alterations to a three unit apartment building. However, no Building Permit was ever issued for the conversion of a three unit apartment building on the subject property. The existing triplex will need to be brought into compliance with City ordinances as a part of the process for obtaining approval of the Planned Development Final Development Plan.** The applicant is proposing to add an additional two story structure which will have a maximum of five dwelling units.

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

Design Features: The Initial Residential Development Plan identifies the building footprints of the existing and proposed structures. The existing structure has footprint of 960 square feet and the proposed structure has a footprint of 3,248 square feet. The applicant's building elevations show the maximum height of the structures to be 24 feet, which is in compliance with Section 17.12.070 of the Rapid City Municipal Code.

Lighting/Signage/Landscaping: The applicant's site plan shows parking lot lighting to be located on the exterior walls of the structures. The applicant's site plan does not indicate the location of any on site signage. Upon submittal of a Final Residential Development Plan, a sign package shall be submitted for any on site signage. The proposed Planned Residential Development will require 13,327 landscaping points be provided. The applicant's landscape plan shows 14,900 landscaping points being provided with 8,420 points located within 20 feet of the parking lots.

Parking Plan: The Rapid City Municipal Code requires that 12 off street parking stalls be provided for the proposed development. The applicant's site plan shows three separate parking areas. The applicant is proposing to provide five off street parking stalls for the existing three unit apartment building located on the southern portion of

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the subject property. The applicant is proposing to provide eight off street parking stalls for the proposed new five unit apartment building located on the northern portion of the subject property. The applicant's site plan shows a total of 13 off street parking stalls with one stall being a "van accessible" handicapped stall which meets the requirements of Section 17.50.270 of the Rapid City Municipal Code.

Paved Access: The applicant's site plan identifies three accesses to the proposed Planned Residential Development. There is an existing driveway access from Plum Tree Lane to the existing parking lot. Staff noted that Plum Tree Lane is currently paved. However, the pavement ends prior to the section of road abutting the subject property. A second driveway access is proposed on the west side of the subject property from Clower Lane. The third driveway access is proposed from the platted access right-of-way located adjacent to the north side of the property, also known as Clower Lane. Staff noted that Section 17.50.270 requires that access to parking areas for multi-family dwelling units be paved. Staff noted that not all access to the off street parking areas is currently paved. Upon submittal of a Final Residential Development Plan, the site plan shall be revised to show a minimum of one access to all off street parking areas as paved access.

Legal Access: Staff noted that the access to each of the parking areas shall be through legal access easements or platted right-of-way. Upon submittal of a Final Residential Development Plan, documentation shall be provided showing the access to each of the parking areas is physically located in either public right-of-way or recorded access easements

Fire Safety: Staff noted that the Uniform Fire Code requires that multi-level structures provide adequate access for a ladder truck to access the structure or the structure shall be fully fire sprinkled and alarmed. Staff noted that the right-of-way widths providing access to the structure will not accommodate a ladder truck. As such, the proposed new structure shall be fully fire sprinkled and alarmed. In addition, the access to the site must be a minimum of 20 feet of surface area. This may require that the applicant relocate encroachments in the right-of-way or acquire additional public access easements.

Water System: Staff noted that the existing and proposed new water mains shall be clearly identified. The plan and profile shall be prepared by a Professional Engineer. Staff also noted that calculations and design fire flows for proposed development shall be provided. The applicants proposed design may not result in adequate flows or excessive velocities. Upon submittal of a Final Residential Development Plan, calculations and design fire flows for the proposed development shall be submitted for review and approval.

Wastewater System: Staff noted that the applicant's site plan shows sewer connection tapped into a manhole. Upon submittal of a Final Residential Development Plan, a revised site plan shall be submitted showing sewer connection to a main.

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Drainage: The applicant submitted a preliminary drainage report and recommendations with this request. Staff noted that upon submittal of a Final Residential Development Plan, a final drainage plan and calculations shall be submitted for review and approval.

Notification Requirement: As part of the review for the proposed Planned Residential Development it was discovered that the legal description used to generate the mailing list for the required notifications sent to the surrounding property owners was incorrect. Staff notes that the mistake was that of City staff. As such, the City will be responsible for mailing the required notifications to the proper surrounding property owners. Staff has notified the applicant that the item must be continued to allow adequate time for the property notifications to be sent.

The receipts for the certified mailing requirement have been returned and the required sign has been posted on the property.

Staff recommends approval of the Planned Residential Development – Initial Development Plan with the above stated stipulations.