

STAFF REPORT
July 8, 2004

No. 04PD033 - Planned Residential Development - Initial and Final Development Plan

ITEM 30

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 04PD033 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 5, Auburn Hills Subdivision, located in the NW1/4 of the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .442 acres
LOCATION	Along Auburn Drive
EXISTING ZONING	Medium Density Residential District w/Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District/Low Density Residential II District
South:	General Agriculture District (County)
East:	Medium Density Residential District
West:	General Agriculture District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/09/2004
REVIEWED BY	Vicki L. Fisher / Dave Johnson

RECOMMENDATION:

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

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to Planning Commission approval, the site plan shall be revised eliminating the proposed sign or a complete sign package shall be submitted for review and approval;
3. Prior to Planning Commission approval, a grading and drainage plan shall be submitted for review and approval;
4. Prior to Planning Commission approval, the size, location and material proposed for the sewer and water service lines from the mains to the building shall be submitted for review and approval;
5. Prior to issuance of a building permit, the applicant shall demonstrate that the approach is being constructed with reinforced concrete to the property line as per the adopted City

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- standard detail. In addition, the applicant shall confirm that the approach shall align with any existing approach located on the opposite side of the street or adequate separation between approaches shall be provided as per the Street Design Criteria Manual;
6. Prior to Planning Commission approval, a landscaping plan shall be submitted for review and approval. In particular, the landscaping plan shall provide a minimum of 16,182 points. In addition, a minimum of 50% of the landscaping points shall be located within the parking lot or within 20 feet of the parking lot;
 7. Prior to Planning Commission approval, the site plan shall be revised to show property line sidewalks in lieu of curb side sidewalks;
 8. A minimum of six parking spaces shall be provided with one "van" handicapped accessible spaces. In addition, all provisions of the Off-street Parking Ordinance shall be continually met;
 9. All Uniform Fire Codes shall be met;
 10. The proposed structures shall conform architecturally to the elevations and color palette submitted as part of this Planned Residential Development Plan;
 11. The Planned Residential Development shall allow a four unit apartment building to be constructed on the property. However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:

The applicant has requested approval of an Initial and Final Planned Residential Development on the above legally described property. The applicant has indicated that a four unit apartment building with attached garages will be constructed on the property.

On October 20, 2003, the City Council approved a Rezoning request from No Use District to Medium Density Residential District in conjunction with a Planned Development Designation for the subject property.

The property is located in the southwest corner of the Chalkstone Drive/Auburn Drive intersection and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Design Features: The applicant has submitted elevations of the proposed building identifying that it is a two story structure. In addition, the applicant has indicated that the building will be constructed with hardboard pre-finished siding, wood, glass and have a peaked asphalt shingled roof. The applicant has also indicated that the building will have a natural earth tone color. Staff is recommending that the proposed structure continually conform architecturally to the elevations and color palette submitted as part of this Planned Residential Development Plan.

Signage: The applicant's site plan identifies that a three foot by six foot sign will be located in the northeast corner of the subject property. To date, elevations of the sign have not been submitted for review and approval. On June 30, 2004, the applicant indicated that the sign

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will no longer be constructed on the property. As such, prior to Planning Commission approval, a revised site plan eliminating the proposed sign or a complete sign package must be submitted for review and approval.

Grading and Drainage Plan: To date, a grading and drainage plan for the proposed development has not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, a grading and drainage plan be submitted for review and approval as identified.

Sidewalks: The applicant's site plan currently shows curb side sidewalks. However, the Street Design Criteria Manual requires that property line sidewalks be provided. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show property line sidewalks in lieu of curb side sidewalks.

Utilities: The sight plan does not currently show the location of the water and sewer service lines that will be extended to the proposed structures. As such, staff is recommending that prior to Planning Commission approval, the size, location and material proposed for the sewer and water service lines from the mains to the buildings must be submitted for review and approval.

Landscaping Plan: To date, a landscaping plan has not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, a landscaping plan be submitted for review and approval. In particular, the landscaping plan must provide a minimum of 16,182 points. In addition, a minimum of 50% of the landscaping points must be located within the parking lot or within 20 feet of the parking lot.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the July 8, 2004 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.