

STAFF REPORT  
July 8, 2004

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**No. 04PD034 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 31**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Joe Muth
REQUEST	<b>No. 04PD034 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 12, Block 6, Auburn Hills Subdivision. Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 54.49 acres
LOCATION	Along Auburn Drive
EXISTING ZONING	Medium Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District/Medium Density Residential II District
South:	General Agriculture District (County)
East:	Medium Density Residential District
West:	Medium Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/09/2004
REVIEWED BY	Vicki L. Fisher / David L. 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. In addition a sign permit shall be obtained prior to the placement of a sign on the property;
2. Prior to Planning Commission approval, a revised sign package shall be submitted for review and approval. In particular, the sign shall be relocated outside of the sight distance triangle. In addition, the sign shall not exceed a maximum of 12 square feet in size;
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

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- sewer and water service lines from the mains to the buildings shall be submitted for review and approval;
5. Prior to Planning Commission approval, the site plan shall be revised to provide a maximum 24 foot wide approach. In addition, 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. A minimum of 25,766 landscaping points shall be provided. The landscaping shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
  7. A minimum of 18 parking spaces shall be provided with two handicapped accessible spaces. One of the handicapped spaces shall be "van" accessible. In addition, all provisions of the Off-street Parking Ordinance shall be continually met;
  8. All Uniform Fire Codes shall be met;
  9. The proposed structures shall conform architecturally to the elevations and color palette submitted as part of this Planned Residential Development Plan;
  10. The Planned Residential Development shall allow twelve dwelling units 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 three apartment buildings, each two story in design, will be constructed to allow a twelve unit apartment complex 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 southeast 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 buildings identifying that they are two story structures. In addition, the applicant has indicated that the buildings will be constructed with wood, glass, brick and have a peaked asphalt shingled roof. The applicant has also indicated that the buildings will have a natural earth tone color. Staff is recommending that the proposed structures 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 five foot by eight foot ground mounted sign will be located in the northern portion of the property along Auburn Drive. Upon review, staff

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has noted that the sign is located within the sight distance triangle. In addition, the Sign Code limits the size of the sign to one square foot per dwelling unit, or in this instance a maximum size of 12 square feet. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to relocate the sign out of the sight distance triangle and that the sign be revised to conform with the Sign Code.

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 as identified.

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.

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.