

STAFF REPORT
December 9, 2004

No. 04PD069 - Planned Residential Development - Initial and Final Development Plan **ITEM 47**

GENERAL INFORMATION:

PETITIONER	Daene Boomsma for Boom Construction Inc.
REQUEST	No. 04PD069 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 12 thru 14, Block 2, Blakes Addition, located in the NE1/4 of the SE1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .44 acres
LOCATION	35 Madison Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/28/2004
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION:

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

- 1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the new structure;**
- 2. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;**
- 3. Prior to Planning Commission approval, a revised site plan showing the location of all exterior lighting shall be submitted for review and approval;**
- 4. If any on-site signage is proposed, a sign package shall be submitted for review and approval prior to Planning Commission approval;**
- 5. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing a minimum of 16,030 landscaping points with a minimum of 8,015 points located within 20 feet of the parking lot;**

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6. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and approved site plan;
7. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing a minimum of 12 off-street parking stalls being provided with one stall being a “van accessible” handicapped stall;
8. The parking plan shall continually comply with all requirements of the Zoning Ordinance and approved site plan;
9. Prior to issuance of a Building Permit, the applicant shall provide a sediment/erosion control plan for review and approval;
10. Prior to Planning Commission approval, a drainage plan demonstrating that adequate capacity to convey flows to the street without impacting adjacent properties shall be submitted. Also, staff noted that the drainage plan shall also address considerations for water quality enhancement;
11. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing curbside sidewalk located along North First Street;
12. Prior to any construction within the public right-of-way, a Right-of-Way Construction Permit shall be obtained;
13. Prior to Planning Commission approval, the site plan shall be revised to show the existing concrete parking area posted with a “No Parking” sign to prevent the area from being used as parking;
14. Prior to Planning Commission approval, a revised site plan shall be submitted showing the existing alley to be paved or provide a physical barrier restricting access at the eastern terminus of the proposed parking lot;
15. Prior to Planning Commission approval, a revised site plan showing the proposed driveway approach being perpendicular to North First Street and a maximum of 20 feet in width shall be submitted for review and approval. Also, staff recommends that the driveway approach be constructed of reinforced concrete to the property line as per the Street Design Criteria Manual;
16. Prior to issuance of a Building Permit, the existing hydrants in the area shall be tested to insure that the minimum fire flow water is available;
17. The proposed structure shall be fully fire sprinkled as per the International Fire Code or be properly separated as per the International Building Code. Staff also noted that access to and around the facility shall accommodate all Fire Department apparatus;
18. Twelve inch address numbers shall be posted on the buildings as to be plainly visible from the street as per the International Fire Code;
19. All applicable provisions of the International Fire Code shall be continually met;
20. Prior to Planning Commission approval, complete information regarding the location and proposed screening of the dumpster shall be submitted to insure that the adjacent residential properties are not adversely affected;
21. The proposed structure shall conform architecturally to the plans and elevations submitted; and,
22. 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.

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GENERAL COMMENTS: (This Staff Report was revised on November 30, 2004. All revised and/or added text is shown in bold text.) This item was continued at the November 24, 2004 Planning Commission meeting to allow the applicant time to submit the required additional information.

On November 30, 2004 the applicant indicated that all required plans and information addressing staff comments will be submitted on December 6, 2004. On December 1, 2004 the applicant signed a waiver of time extension.

The subject property is located in the southeast corner of Madison Street and North First Street. There is an existing 1,357 square foot four-plex located on the subject property. The applicant is proposing to construct a 1,904 square foot four-plex on the subject property. The applicant is now requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow more than one principal structure on the above legally described property.

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

Building Permit: Staff noted that a Building Permit must be obtained prior to any construction, and a Certificate of Occupancy must be obtained prior to occupancy of the building.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Design Features: The submitted site plan identifies the building footprints of the existing and proposed structures. As previously indicated the existing structure has a footprint of 1,357 square feet and the proposed structure has a footprint of 1,904 square feet. The proposed setbacks are in compliance with the Rapid City Municipal Code. The applicant's building elevations show the maximum height of the structures to be 18 feet, which is in compliance with Section 17.12.070 of the Rapid City Municipal Code.

Lighting: The applicant's site plan does not show that any parking lot lighting is proposed. Section 17.50.270 of the Rapid City Municipal Code requires that all parking areas except those serving single-family residences shall be provided with lighting when evening usage is anticipated. The lighting shall be arranged so as to provide security and to reflect light toward the parking lot. Prior to Planning Commission approval, a revised site plan showing the location of all exterior lighting must be submitted for review and approval.

Signage: The applicant's site plan does not indicate the location of any on-site signage. Section 15.28 of the Rapid City Municipal Code states that the total area of wall signs or grounds signs for all residential entities on the premises may be one square foot for each dwelling unit. The applicant has indicated that there will be a total of eight dwelling units on the subject property. As such the maximum allowable square footage of signage is eight square feet. If any on-site signage is proposed, a sign package must be submitted for review and approval prior to Planning Commission approval.

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Landscaping: The proposed Planned Residential Development will require that a minimum of 16,030 landscaping points be provided. The applicant's landscape plan shows 13,437 landscaping points being provided. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval showing a minimum of 16,030 landscaping points with a minimum of 8,015 points located within 20 feet of the parking lot.

Parking: The Rapid City Municipal Code requires that 12 off-street parking stalls be provided for the proposed development with one of those stalls being a "van accessible" handicapped stall. The applicant's site plan shows 11 parking stalls provided with one being a "van accessible" handicapped stall. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval showing a minimum of 12 off street parking stalls being provided with one stall being a "van accessible" handicapped stall.

Grading Plan: Staff noted that no grading plan was submitted with the application. Prior to issuance of a Building Permit, the applicant must provide a sediment/erosion control plan for review and approval.

Drainage Plan: Staff noted that a drainage plan was not submitted with the application. Prior to Planning Commission approval, a drainage plan demonstrating that adequate capacity to convey flows to street without impacting adjacent properties. Staff noted that the drainage plan must also address considerations for water quality enhancement.

Street System Evaluation: Staff noted that there is currently no sidewalk located on North First Street. However, there is curbside sidewalk located on the south side of Madison Street. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval showing curbside sidewalk located along North First Street.

The applicants site plan shows the removal of an existing driveway approach located on Madison Street and the replacement of curb and gutter in that location. Prior to any construction within the public right-of-way a Right-of-Way Construction Permit must be obtained. The parking provided for the existing four-plex requires the vehicles to back into the right-of-way which is in violation of the Zoning Ordinance. Staff noted that the applicants site plan shows the existing parking area located adjacent to Madison Street to remain as concrete. Staff is recommending that prior to Planning Commission approval, the site plan be revised to show this area posted with a "No Parking" sign to prevent the existing concrete parking area to be used as parking.

Access: The applicant's site plan shows a six inch high curb located at the eastern terminus of the proposed parking lot. However, staff noted that the curb is not adequate to restrict access. Prior to Planning Commission approval, a revised site plan must be submitted showing the existing alley to be paved or provide a physical barrier restricting access at the eastern terminus of the proposed parking lot.

The applicant's site plan shows the proposed driveway approach is not perpendicular to the street and is greater than the 20 foot width identified in the Street Design Criteria Manual. Staff recommends that prior to Planning Commission approval, a revised site plan showing

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the proposed driveway approach being perpendicular to North First Street and a maximum of 20 feet in width be submitted for review and approval. Staff also recommends that the driveway approach must be constructed of reinforced concrete to the property line as per the Street Design Criteria Manual.

Fire Safety: Staff noted that the minimum fire flow for the larger structure will be 1500 gallons per minute at 20 pounds per square inch. Prior to issuance of a Building Permit, the existing hydrants in the area must be reflowed to insure that the minimum fire flow water is available. Staff noted that it is the responsibility of the applicant to insure that fire flow water is available at the project site.

Staff noted that the proposed structure must be fully fire sprinkled as per the International Fire Code or be properly separated as per the International Building Code. Staff also noted that access to and around the facility shall accommodate all Fire Department apparatus.

Staff noted that 12 inch address numbers must be posted on the buildings as to be plainly visible from the street as per the International Fire Code.

Trash Receptacle: The applicant's site plan does not show the location of the proposed dumpsters being may be provided for the two apartment buildings. Prior to Planning Commission approval, complete information regarding the location and proposed screening of the dumpster shall be submitted to insure that the adjacent residential properties are not adversely affected.

Notification: As of this writing the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the November 24, 2004 Planning Commission meeting if these requirements have not been met.

The required sign has been posted on the property and all receipts from the required notification of surrounding property owners have been returned.

Staff recommends that the Planned Residential Development – Initial and Final Development Plan be continued to the December 9, 2004 Planning Commission meeting to allow the applicant time to submit the additional required information.