

STAFF REPORT  
December 9, 2004

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**No. 04PD071 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 48**

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GENERAL INFORMATION:

PETITIONER	Kennedy Design Group, Inc. for Danny or Debora Holsworth
REQUEST	<b>No. 04PD071 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 5K of Lot B of Lot 5 less the north 15 feet of Tract 2, James Subdivision, and Lot 5G of Lot C of Tract 2 of Lester Subdivision, all located within Section 8, T1N, R8E, BHM, Rapid City, Penninton County, South Dakota
PARCEL ACREAGE	approximately .80 acres
LOCATION	at the intersection of Ash Avenue and Tallent Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Residential Development
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/12/2004
REVIEWED BY	Todd Tucker / Curt Huus

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

1. The uses allowed within the Planned Commercial Development shall be limited to a maximum of four duplexes or a total of eight dwelling units;
2. 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;
3. If any on-site signage is proposed, a sign package shall be submitted for review and approval prior to Planning Commission approval;
4. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing a minimum of 13,146 landscaping points located within 20 feet of the parking lot. Staff also recommends that the landscaping plan be revised to show trees located between the proposed parking lot and Ash Avenue to provide a buffer between the proposed development and the surrounding properties;

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5. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance;
6. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
7. Prior to issuance of a Building Permit, the applicant shall provide a sediment/erosion control plan for review and approval;
8. Prior to Planning Commission approval, a revised drainage report showing a reduction in flows via on-site detention shall be submitted for review and approval;
9. Prior to issuance of a Building Permit, the Meade Hawthorne Drainage Basin fees shall be paid;
10. Prior to Planning Commission approval, a plan and profile for the water main, fire hydrant lead extension and wastewater main shall be submitted for review and approval;
11. Prior to Planning Commission approval, the site plan shall be revised to show manholes located on the wastewater main;
12. Address numbers shall be posted on-site so as to be readily seen from the street or parking lot;
13. All applicable provisions of the International Fire Code shall be continually met;
14. Prior to issuance of a Building Permit, a developmental lot agreement shall be obtained to legally tie the two properties together, or the two properties shall be platted into one parcel;
15. The proposed structure shall conform architecturally to the plans and elevations submitted; and,
16. 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 subject property is located at the northeast corner of East Tallent Street and Ash Avenue. The surrounding properties are zoned Medium Density Residential. There are numerous single family residences located within the general area of the subject property. There are also two mobile home parks located within 350 feet of the subject property. The subject property is currently vacant of any structural development. The applicant is proposing to construct four duplexes 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 the total size of the proposed development is less than one acre. As such, no Air Quality Permit is required.

**Design Features:** The submitted site plan identifies the building footprints of the proposed structures. The proposed structures have a total footprint of 9,408 square feet. The

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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 12 feet, which is in compliance with Section 17.12.070 of the Rapid City Municipal Code.

Lighting/Signage: 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. 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.

Landscaping: The proposed Planned Residential Development will require that a minimum of 26,292 landscaping points be provided. The applicant's landscape plan shows 35,860 landscaping points being provided. However, Section 17.50.270 of the Rapid City Municipal Code requires that a minimum of 50% of the required landscaping be located within 20 feet of the parking lot. The applicant's site plan shows 5,551 landscaping points located within 20 feet of the parking lot. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval showing a minimum of 13,146 landscaping points located within 20 feet of the parking lot. Staff also recommends that the landscaping plan be revised to show trees located between the proposed parking lot and Ash Avenue to provide a buffer between the proposed development and the surrounding properties.

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 16 parking stalls provided with one 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 and report showing existing condition flows versus developed condition flows was submitted with the application. Prior to Planning Commission approval, a revised drainage report showing a reduction in flows to existing condition flows via on site detention must be submitted for review and approval. Staff also noted that the Meade Hawthorne Drainage Basin fees must be paid prior to issuance of a Building Permit.

Utilities: The applicant's site plan shows the extension of water and wastewater mains to the subject property. Staff noted that a plan and profile for the water main, fire hydrant lead extension and wastewater main must be provided for review and approval prior to Planning Commission approval. The applicant's site plan shows cleanouts located on the wastewater main. Staff noted that the site plan must be revised to show manholes located on the wastewater main.

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Fire Safety: Staff noted that the number and location of hydrants is adequate for the development. Staff also noted that access to the site appears to be adequate. Address numbers must be posted so as to be readily seen from the street or parking lot.

Developmental Lot Agreement: Staff noted that access to the northern lot within the Planned Residential Development is obtained through the abutting property to the south within the Planned Residential Development. Prior to issuance of a Building Permit, a developmental lot agreement must be obtained to legally tie the two properties together, or the two properties must be platted into one parcel.

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 December 9, 2004 Planning Commission meeting if these requirements have not been met.

Staff recommends that the Planned Residential Development – Initial and Final Development Plan be approved with the above stated stipulations.