

STAFF REPORT
January 6, 2005

No. 04PD074 - Planned Residential Development-Initial and Final Development Plan **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Select Construction, Inc.
REQUEST	No. 04PD074 - Planned Residential Development-Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 5, 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 .3797 acres
LOCATION	Located west of Coal Bank Dr.
EXISTING ZONING	Medium Density Residential District/Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District/Planned Development Designation
East:	Medium Density Residential District
West:	General Agriculture District (County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/02/2004
REVIEWED BY	Todd Tucker / Bob Dominicak

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 Residential Development shall be limited to a maximum of six 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. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
5. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;

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6. Prior to Planning Commission approval, the drainage and grading plan shall be revised to show all grading and silt fences located on the subject property or provide documentation that construction easements have been signed by all affected property owners;
7. Prior to Planning Commission approval, a revised site plan shall be submitted showing the size of the water and wastewater service lines on the subject property;
8. Address numbers shall be posted on-site so as to be readily seen from the street or parking lot;
9. All applicable provisions of the International Fire Code shall be continually met;
10. The proposed structures shall conform architecturally to the plans and elevations submitted; and,
11. 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 south of Auburn Drive and east of Coal Bank Drive. The subject property is currently void of any structural development. On October 9, 2003 the Planning Commission approved a Planned Development Designation (03PD051) for the subject property with one stipulation. That stipulation of approval was as follows:

1. No building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property.

The applicant is now requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the construction of a six unit apartment complex on the subject 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.

Design Features: The applicant's site plan shows the location of the proposed six unit apartment complex and the proposed detached five car garage. The submitted site plan identifies the building footprints of the proposed structures. The proposed apartment complex is 3,233 square feet in size and the detached garages are 1,210 square feet. The total square footage of the proposed structures on site is 4,443 square feet.

The applicant's site plan shows the proposed structures to be located 42 feet from the front property line. The side yard setbacks provided are 12 feet and 16 feet with a 25 foot rear yard setback. 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 22 feet 6 inches, which is in compliance with Section 17.12.070 of the Rapid City Municipal Code.

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Lighting/Signage: The applicant's site plan shows all outdoor 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. 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 12,096 landscaping points be provided with 6,048 points located within 20 feet of the parking lot. The applicant's landscape plan shows 15,030 landscaping points being provided with 8,000 points located within 20 feet of the parking lot. The applicant's landscape plan is in compliance with all applicable provisions of Section 17.50.270 of the Rapid City Municipal Code.

Parking: The Rapid City Municipal Code requires that nine 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 five parking stalls provided within a detached garage and 8 uncovered parking stalls provided. The applicant's site plan shows a total of 13 off-street parking stalls provided with one being a "van accessible" handicapped stall. The applicant's parking plan is in compliance with all applicable provisions of Section 17.50.270 of the Rapid City Municipal Code.

Drainage and Grading: Staff noted that the drainage and grading plan submitted shows grading and the construction of a silt fence on the adjacent properties to the north and east. Prior to Planning Commission approval, the drainage and grading plan must be revised to show all grading and silt fences located on the subject property or provide documentation that construction easements have been signed by all affected property owners.

Utilities: The applicant's site plan shows the extension of water and wastewater service lines to the proposed apartment building. However, staff noted that the size of the service lines is not identified on the submitted plans. Prior to Planning Commission approval, a revised site plan must be submitted showing the size of the water and wastewater service lines on the subject property.

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.

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 January 6, 2005 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.