

STAFF REPORT
January 6, 2005

No. 04PD077 - Planned Residential Development-Initial and Final to allow the construction of a tri-plex **ITEM 31**

GENERAL INFORMATION:

PETITIONER	Joe Muth
REQUEST	No. 04PD077 - Planned Residential Development-Initial and Final to allow the construction of a tri-plex
EXISTING LEGAL DESCRIPTION	Lot 2, Block 7, Auburn Hills Subdivision, located in the NW1/4 of the SW1/4 BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .268 Acres
LOCATION	Auburn Hills Subdivision
EXISTING ZONING	Medium Density Residential District with a Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District with a Planned Development Designation
South:	Medium Density Residential District with a Planned Development Designation
East:	Medium Density Residential District with a Planned Development Designation
West:	Medium Density Residential District with a Planned Development Designation
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/13/2004
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development-Initial and Final to allow the construction of a tri-plex be approved with the following stipulations:

1. The uses allowed within the Planned Residential Development shall be limited to a maximum of three 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 landscaping plan;

STAFF REPORT
January 6, 2005

No. 04PD077 - Planned Residential Development-Initial and Final to allow the construction of a tri-plex **ITEM 31**

5. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
6. Prior to issuance of a Building Permit, the applicant shall submit a sediment and erosion control plan for review and approval;
7. If the minimum required fire flow cannot be achieved than the proposed structure shall be fully fire sprinkled and alarmed;
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 at the southwest corner of Auburn Drive and 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 three dwelling unit residential building 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 three unit residential building. The submitted site plan identifies the building footprint of the proposed structure to be 2,078 square feet. The applicant's site plan shows the proposed structure to be located 26 feet from the front property lines along Auburn Hills Drive and Coal Bank Drive. The side yard setback provided is 17 feet with a 25 foot rear yard setback to the main structure provided. The applicant's site plan shows three wooden decks located on the rear of the proposed structure. The wooden decks encroach six feet into the rear yard setback, providing a 19 foot rear yard setback to the decks. Section 17.50.250 of the Rapid City Municipal Code allows non-enclosed decks to extend six feet into the required setback. The proposed setbacks are in compliance with the Rapid City Municipal Code. The applicant's building elevations show the maximum height of the structure to be 21 feet 6 inches, in compliance with Section 17.12.070 of the Rapid City Municipal Code.

STAFF REPORT
January 6, 2005

No. 04PD077 - Planned Residential Development-Initial and Final to allow the construction of a tri-plex **ITEM 31**

Lighting/Signage: The applicant's site plan shows all outdoor lighting to be located on the exterior walls of the structure. 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 9,596 landscaping points be provided with 4,798 points located within 20 feet of the parking lot. The applicant's landscaping plan shows 9,900 landscaping points being provided with 6,888 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 five 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 seven 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.

Grading Plan: Staff noted that a grading plan was submitted with the application. However, no sediment or erosion control plan was submitted. Prior to issuance of a Building Permit, the applicant must submit a sediment and erosion control plan.

Fire Safety: Staff noted that the required fire flow for a structure less than 3,600 square feet in size is 1,500 gallons per minute. If the minimum required fire flow cannot be achieved than the proposed structure must be fully fire sprinkled and alarmed. 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.