

STAFF REPORT
January 6, 2005

No. 04PD081 - Planned Residential Development-Initial Development Plan ITEM 27

GENERAL INFORMATION:

PETITIONER	Don Wrede-TSP for Rob Poeppel
REQUEST	No. 04PD081 - Planned Residential Development-Initial and Final
EXISTING LEGAL DESCRIPTION	A portion of Block 4 of Feigel Subdivision, located in the NE1/4, SE1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown by the plat of record, more particularly described as follows: commencing at the southwest corner of Lot 2, Block 4 of Feigel Subdivision; Thence S89°58'42"W along the south boundary of Block 4 a distance of 250 feet; Thence N00°00'01"W a distance of 290.17 feet; Thence N89°57'41"E parallel with the north boundary of Block 4, a distance of 249.65 feet; Thence S00°00'01"E along the west boundary of Lots 1 and 2, Block 4 of Feigel Subdivision, a distance of 290.14 feet to the Point of Beginning, said parcel containing 1.66 acres more or less
PARCEL ACREAGE	Approximately 1.66 acres
LOCATION	900 E Watertown
EXISTING ZONING	Light Industry District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	Light Industry District
West:	Light Industry District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/10/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. The uses allowed within the Planned Residential Development shall be limited to a maximum of 32 dwelling units;

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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 buildings;
3. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;
4. Upon submittal of a Final Development Plan, structural elevations and a list of the building materials for the proposed structures shall be submitted for review and approval;
5. If any on-site signage is proposed, a sign package shall be submitted upon submittal of a Final Residential Development Plan;
6. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscaping plan;
7. Upon submittal of a Final Development Plan, a revised site plan shall be submitted showing a minimum of three handicapped parking stalls with one being a "van accessible" stall as per Section 17.50.270 of the Rapid City Municipal Code;
8. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
9. The proposed structures must be fully fire sprinkled and alarmed;
10. All applicable provisions of the International Fire Code shall be continually met;
11. Upon submittal of a Final Development Plan, final grading and drainage plans shall be submitted. In addition, the final grading and drainage plan shall show drainage arrows and a sediment and erosion control plan;
12. Prior to any utility construction in the public right-of-way a Right to Work Permit shall be obtained;
13. Construction plans for all site improvements, including all public or private water mains, sewer mains, storm sewers, or sidewalks along the frontage of East Watertown Street shall be submitted for review and approval upon submittal of a Final Development Plan;
14. Upon submittal of a Final Development Plan, the site plan shall be revised to show the driveway to have a maximum width of 24 feet. In addition, a Right to Work Permit shall be obtained prior to any driveway construction located within the public right-of-way;
15. The proposed structures 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 north of East Watertown Street between Riley Avenue and North Cherry Avenue. The subject property is currently zoned Light Industrial. However, a Rezoning request (04RZ062) has been submitted proposing to rezone the subject property from Light Industrial to Medium Density Residential. An amendment to the Comprehensive Plan (04CA066) has also been requested proposing to change the North Rapid Area Future Land Use Plan designation for the subject property from Light Industrial to Medium Density Residential with a Planned Residential Development. The applicant is now requesting approval of a Planned Residential Development – Initial Development Plan to allow for a 32 unit apartment complex to be located on the above legally described property.

STAFF REVIEW: Staff has reviewed the Planned Commercial Development – Initial Development Plan and has noted the following considerations:

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Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the buildings.

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

Design Features: The Initial Residential Development Plan identifies eight proposed structures on the subject property. The site plan also identifies that each building will have four dwelling units and be 2,351 square feet in size. Upon submittal of a Final Planned Residential Development, structural elevations and a list of the building materials for the proposed structures must be submitted for review and approval.

Setbacks: The applicant's site plan shows the proposed structures to be setback from the front property line 25 feet. The applicant's site plan shows the proposed structures to be setback 12 feet from the west property line and 20 feet from the east property line. The submitted site plan shows the proposed structures to have a 36 foot rear yard setback. The proposed setbacks are in compliance with the Rapid City Municipal Code.

Lighting and Signage: The applicant's site plan shows exterior and parking lot lighting to be located on the exterior walls of the structure and within the parking lot. 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 upon submittal of a Final Residential Development Plan.

Landscaping: The proposed Planned Residential Development will require that 53,908 landscaping points be provided with 26,954 points located within 20 feet of the parking lot. The applicant's landscape plan shows 65,020 landscaping points being provided with 29,230 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 Plan: The Rapid City Municipal Code requires that 48 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 64 off-street parking stalls. However, the site plan does not show any handicapped parking stalls being provided. Section 17.50.270 of the Rapid City Municipal Code requires that three handicapped parking stalls with one being a "van accessible" stall be provided for the proposed development. Upon submittal of a Final Development Plan, a revised site plan must be submitted showing a minimum of three handicapped parking stalls with one being a "van accessible" stall as per Section 17.50.270 of the Rapid City Municipal Code.

Fire Safety: Staff noted that the proposed structures must be fully fire sprinkled and alarmed. Staff also noted that fire apparatus access must be in compliance with the International Fire Code. Staff noted that hydrants will be required as per the International Fire Code, adding that the required fire flows will be determined by the size of the proposed structures and type of construction.

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Grading and Drainage: Staff noted that a grading plan and drainage report was submitted by the applicant. Upon submittal of a Final Development Plan, final grading and drainage plans must be submitted. Staff noted that the final grading and drainage plan must show drainage arrows and a sediment and erosion control plan.

Utilities: The applicant's utility plan shows the extension of water and sewer mains to the subject property. Prior to any utility construction in the public right-of-way a Right to Work Permit must be obtained.

Staff also noted that construction plans for all site improvements, including all public or private water mains, sewer mains, storm sewers, or sidewalks along the frontage of East Watertown Street must be submitted for review and approval upon submittal of a Final Development Plan.

Access: The applicant's site plan shows a 26 foot wide driveway access into the subject property. Staff noted that the Street Design Criteria Manual allows a maximum 24 foot wide driveway approach for two family residences and larger. Upon submittal of a Final Development Plan, the site plan must be revised to show the driveway to have a maximum width of 24 feet. Staff also noted that a Right to Work Permit must be obtained prior to any driveway construction located within the public right-of-way.

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 approval of the Planned Residential Development – Initial Development Plan with the above stated stipulations.