

STAFF REPORT
January 27, 2005

No. 04PD084 - Planned Residential Development - Initial Development Plan to allow the construction of five multi-family structures **ITEM 53**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PD084 - Planned Residential Development - Initial Development Plan to allow the construction of five multi-family structures
EXISTING LEGAL DESCRIPTION	A portion of Tract E, Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract G, The Villas at Homestead Gardens, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.94 Acres
LOCATION	South of Homestead Street between Degeest Street and Aurora Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development) - No Use District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	No Use District
East:	Medium Density Residential District (Planned Residential Development) - Low Density Residential District- No Use District
West:	Medium Density Residential District (Planned Residential Development) - No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/30/2004
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial Development Plan to allow the construction of five multi-family structures be approved with the following stipulations:

1. The uses allowed within the Planned Residential Development shall be limited to a maximum of 54 multi-family 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 Planned Residential Development, structural elevations and a list of the building materials for the proposed structures shall be submitted for review and approval;
5. A minimum front yard setback of 15 feet in front of the structure shall be provided, with no additional structural encroachments into the setback;
6. A minimum rear yard setback of 25 feet shall be provided for all main structures within the Planned Residential Development;
7. Upon submittal of a Final Development Plan, a sight plan showing all exterior and parking lot lighting to be provided shall be submitted for review and approval;
8. Upon submittal of a Final Development Plan, a sign package showing the location, size, and design of any proposed signage shall be submitted for review and approval;
9. Upon submittal of a Final Development Plan, a detailed landscape plan shall be submitted with a description of the landscaping to be installed;
10. Upon submittal of a Final Development Plan, the site plan shall be revised to show a minimum of one "van accessible" handicapped parking stall as per Section 17.50.270 of the Rapid City Municipal Code;
11. Upon submittal of a Final Development Plan, a drainage and grading plan shall be submitted for review and approval; and,
12. 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 Homestead Street between Degeest Street and Aurora Drive. The subject property is currently zoned Medium Density Residential with a Planned Development Designation. On November 21, 2002 the Planning Commission approved a Planned Development Designation (02PD066) for the subject property with one stipulation. That stipulation required that 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 Development Plan to allow the construction of multi-family structures on the above legally described property.

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

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.

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Design Features: The Initial Development Plan identifies five multi-family structures with five accessory detached garages. The site plan indicates that 54 dwelling units will be provided within the five structures. 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 building envelopes for the proposed structures. The applicant has requested various reduced setbacks for the lots within the proposed development. The applicant has requested that the minimum required front yard setback be reduced from 25 to 15 feet to the occupied structure. Staff noted the City has supported a reduction of front yard setbacks in other Planned Residential Developments with a minimum front yard setback of 15 feet in front of the dwelling unit. As such, staff recommends that a minimum front yard setback of 15 feet in front of the structure be provided, with no additional structural encroachments into the setback.

The applicant has requested that the minimum required rear yard setback be reduced from 25 feet to 20 feet. The purpose of rear yards is to insure adequate distances and separation between structures. The primary use of the rear yard is for family or group activities which generally require more room than front yards. As such, staff recommends that a minimum 25 foot rear yard setback be provided for all main structures within the Planned Residential Development.

Lighting: The applicant's site plan does not show exterior and parking lot lighting for the Planned Development. Upon submittal of a Final Development Plan, a sight plan showing all exterior and parking lot lighting to be provided must be submitted for review and approval. All site lighting will need to be directed away from the adjacent rights-of-way and adjacent residential properties.

Signage: The applicant's site plan does not show the location of any proposed signage. Upon submittal of a Final Development Plan, a sign package showing the location, size, and design of any proposed signage must be submitted for review and approval.

Landscaping: The proposed Planned Residential Development will require that 91,307 landscaping points be provided. The applicant's site plan shows the proposed location of landscape areas to include trees, shrubs, and turf. The applicant's site plan shows numerous trees and shrubs along the exterior of the Planned Development to act as a buffer between the single-family and townhome development to the south and the adjacent streets along the north and east. Upon submittal of a Final Development Plan, a detailed landscape plan must be submitted with a description of the landscaping to be installed.

Parking Plan: The Rapid City Municipal Code requires that 81 off-street parking stalls be provided with four being handicapped stalls and one of those being a "van accessible" stall. The applicant's site plan shows a total of 87 off-street parking stalls with four being handicapped accessible. However, no "van accessible" handicapped stalls are shown on the site plan. Upon submittal of a Final Development Plan, the site plan must be revised to

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show a minimum of one “van accessible” handicapped parking stall as per Section 17.50.270 of the Rapid City Municipal Code.

Drainage and Grading: Staff noted that no drainage or grading plans were submitted with the application. Upon submittal of a Final Development Plan, a drainage and grading plan must be submitted for review and approval.

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 27, 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.