

STAFF REPORT
February 10, 2005

No. 05PD001 - Planned Residential Development - Initial Development Plan **ITEM 21**

GENERAL INFORMATION:

PETITIONER	FMG Engineering for Belgarde Enterprises
REQUEST	No. 05PD001 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	<p>That part of the E1/2 of the SW1/4 of Section 22, T1N, R7E, of the Black Hills Meridian, Rapid City, Pennington County, South Dakota, that lies within the following description: Commencing at a rebar with survey cap marked "1019" at the Center-South-South 1/64 corner of Section 22; thence S00 12'36"E, 152.63 feet to a point; thence West, 726.50 feet to a point; thence N64 41'13"W, 267.41 feet to a point; said point being the intersection with a non-tangent curve, the radius point of said curve bears S53 20'07"W, 226.00 feet from said intersection, said curve having a central angle of 16 17'27"; thence Northwesterly, 64.26 feet along arc of said curve, said curve having a chord bearing of N44 48'37"W, and chord distance of 64.04 feet, to a point of tangency; thence N52 57'20"W, 189.40 feet to a point; said point being the point of curvature of a curve to the right having a central angle of 52 57'20" and radius of 174.00 feet; thence Northwesterly and Northerly, 160.82 feet along arc of said curve, said curve having a chord bearing of N26 28'40"W, and a chord distance of 155.16 feet, to a point of tangency; thence North, 187.01 feet to a point; said point being the intersection with a non-tangent curve, the point of said curve bears N04 15'00"W, 92.00 feet from said intersection, said curve having a central angle of 35 45'00"; thence Easterly and Northeasterly, 57.40 feet along arc of said curve, said curve having a chord bearing of N67 52'30"E, and a chord distance of 56.48 feet, to a point of tangency; thence N50 00'00"E, 64.59 feet to a point; said point being the point of curvature of a curve to the right having a central angle of 10 02'46" and radius of 208.00 feet; thence Northeasterly, 36.47 feet along arc of said curve, said curve having a chord bearing of N55 01'23"E, and a chord distance of 36.42 feet, to a point; thence North, 173.49 feet to a point; thence East, 550.47 to a point; thence N26 24'26"E, 82.06 feet to a point on the south Right-Of-Way line of Catron Boulevard; thence S63 35'34"E, 317.69 feet along the south Right-Of-Way line</p>

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of Catron Boulevard to a 5/8" rebar; said rebar being the intersection with a non-tangent curve, the radius point of said curve bears S26 24'37"W, 2230.97 feet from said intersection, said curve having a central angle of 6 46'27"; thence Southeasterly, 263.77 feet along arc of said curve, said curve having a chord bearing of S60 12'09"E, and a chord distance of 263.62 feet, to a 5/8" rebar with survey cap marked "FMG Inc. LS SD 6119", said rebar being on the south Right-Of-Way line of Catron Boulevard; thence S00 08'29"E, 505.50 feet to a rebar with survey cap marked "1019" at the Center-South-South 1/64 corner of Section 22 at the point of beginning; all located within the E1/2 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE	Approximately 21.227 acres
LOCATION	Southeast of the intersection of Catron Boulevard and Nugget Gulch Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development & General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	01/14/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificated of Occupancy shall be obtained prior to occupancy of the structures;
2. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;
3. The uses allowed within the Planned Residential Development shall be limited to 255 dwelling units, 18 detached garages, with a club house and recreational uses in association with the multi-family development;

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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. A minimum front yard setback of 25 feet, side yard setback of eight feet and rear yard setback of 25 feet shall be provided for all principal structures within the Planned Residential Development;
6. All applicable provisions of the International Fire Code shall be continually met;
7. Upon submittal of the Final Development Plan, the site plan shall be revised to show a minimum of 16 handicapped parking stalls with two of those stalls being "van accessible";
8. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
9. Upon submittal of a Final Commercial Development Plan, a detailed landscape plan shall be submitted showing a minimum of 792,895 landscaping points in compliance with Section 17.50.300 of the Rapid City Municipal Code;
10. Upon submittal of a Final Development Plan, a detailed landscape plan shall be submitted showing a minimum of 15 landscape islands as required by Section 17.50.300 of the Rapid City Municipal Code;
11. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscaping plan;
12. Upon submittal of a Final Development Plan, a site plan showing the location of all exterior lighting shall be submitted for review and approval;
13. Upon submittal of a Final Development Plan, a complete sign package shall be submitted for all on site signage showing compliance with Section 15.28 of the Rapid City Municipal Code;
14. Upon submittal of a Final Development Plan, final grading and erosion control plans shall be submitted for review and approval;
15. Upon submittal of a Final Development Plan, a geotechnical report verifying the slope stability of the proposed building sites shall be submitted for review and approval;
16. Upon submittal of a Final Development Plan, a final drainage plan and calculations to demonstrate adequate pipe sizes, collection system, size of detention area on-site shall be submitted for review and approval;
17. Upon submittal of a Final Development Plan, water plans showing the extension of water mains, appurtenances and services shall be submitted for review and approval. In addition, sanitary sewer plans and profiles showing mains, man holes and services shall be submitted for review and approval;
18. Upon submittal of a Final Development Plan, road construction plans and profiles, typical road sections with pavement widths per the Rapid City Street Design Criteria Manual for collector and sub-collector street shall be provided for review and approval;
19. Upon submittal of a Final Development Plan, geotechnical information with recommended pavement thicknesses shall be provided for review and approval;
20. Upon submittal of a Final Development Plan, a revised site plan showing the location and type of traffic markings and signage shall be provided for review and approval; and,
21. 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.

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GENERAL COMMENTS: The subject property is located south of Catron Boulevard east of the future southern extension of Nugget Gulch Drive. The subject property was annexed into the City of Rapid City in 1999. The property located to the north of the subject property is currently zoned Low Density Residential. The surrounding properties to the east, south, and west are all currently zoned General Agricultural District. The applicant is requesting approval of a Planned Residential Development – Initial Development Plan for the subject property. The applicant has also requested a Layout Plat (05PL009), Subdivision Variance (05SV004) and a Rezoning (05RZ001) for the subject property.

STAFF REVIEW: Staff has reviewed the Planned Residential Development – Initial 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.

Design Features: The Initial Residential Development Plan identifies the construction of 15 multi-family structures with 17 dwelling units in each structure providing 255 total dwelling units with 18 detached garages on the subject property. The submitted plan also shows a club house with swimming pool and plaza. 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 location for the proposed buildings. The proposed structures will be set back from the front property line along Catron Boulevard 185 feet and along the possible future street to the west of the subject property 40 feet. The buildings will be setback from the south property line 30 feet and the east property line 170 feet. All of the proposed structures on the subject property comply with the setback requirements found in Section 17.12.050 of the Rapid City Municipal Code.

Fire Safety: Staff has indicated that all streets, cul-de-sacs and turnarounds must be in compliance with the Street Design Criteria Manual and the International Fire Code. In addition, fire hydrants will be required as per International Fire Code. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that all weather access roads must be in place prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

Parking: The number of parking spaces required for the subject property is identified as 383 spaces. The applicant's site plan indicates that 118 parking stall will be provided within detached garages on the subject property. The site plan also shows that an additional 637 uncovered parking stalls will be provided for a total of 755 on site parking stalls. However,

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the submitted site plan does not indicate the number or location of handicapped stalls. Upon submittal of the Final Development Plan, the site plan must be revised to show a minimum of 16 handicapped parking stalls with two of those stalls being a "van accessible" parking stall.

Landscaping: The proposed Planned Residential Development will require that 792,895 landscaping points be provided. The applicant's site plan shows the proposed location of landscape areas to include open areas and a possible landscape and water feature near the entrance along Catron Boulevard. Upon submittal of a Final Commercial Development Plan, a detailed landscape plan must be submitted showing a minimum of 792,895 landscaping points in compliance with Section 17.50.300 of the Rapid City Municipal Code.

Staff also noted that the number of parking stalls for the development will require that 15 landscape islands be provided within the parking lot. Upon submittal of a Final Development Plan, a detailed landscape plan must be submitted showing a minimum of 15 landscape islands as required by Section 17.50.300 of the Rapid City Municipal Code.

Lighting: The applicant's site plan indicates that exterior building, street and parking lot lighting will be provided in compliance with the Zoning Regulations. Staff noted that all site lighting will need to be directed away from the adjacent rights-of-way and properties. Upon submittal of a Final Development Plan, a site plan showing the location of all exterior lighting must be submitted for review and approval.

Signage: The applicant's site plan shows two proposed ground signs located on the subject property. Staff noted that the proposed ground signs along Catron Boulevard is located within 10 feet of the public right-of-way. Section 15.28.200 of the Rapid City Municipal Code states that on-premises ground signs may have a setback of zero feet from the public right-of-way so long as the bottom of the sign is 10 feet clear from grade. Signs not 10 feet clear from grade shall be set back a minimum distance of 10 feet from the property line. Upon submittal of a Final Development Plan, a complete sign package must be submitted for all on site signage showing compliance with Section 15.28 of the Rapid City Municipal Code.

Grading Plan: Staff noted that no grading plan was submitted by the applicant. Upon submittal of a Final Development Plan, final grading and erosion control plans must be submitted for review and approval. Staff also noted that a geotechnical report verifying the slope stability of the proposed building sites must be submitted for review upon submittal of a Final Development Plan.

Drainage Plan: Staff noted that a conceptual drainage plan was submitted with the application. Upon submittal of a Final Development Plan, a final drainage plan and calculations to demonstrate adequate pipe sizes, collection system, size of detention area on-site must be submitted for review and approval. Staff also noted that the drainage plan must be in compliance with the adopted drainage basin plan.

Utilities: Staff noted that the proposed water and sewer extensions are shown on the submitted site plan. Upon submittal of a Final Development Plan, water plans showing the extension

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of water mains, appurtenances and services must be submitted for review and approval. Staff also noted that sanitary sewer plans and profiles showing mains, man holes and services must be submitted for review and approval upon submittal of a Final Development Plan.

Street System: The submitted site plan shows Catron Boulevard and the future extension of Nugget Gulch Road. The plan also shows the parking lot for the development and the access roads through it. Upon submittal of a Final Development Plan, road construction plans and profiles, typical road sections with pavement widths per the Rapid City Street Design Criteria Manual for collector and sub-collector street must be provided for review and approval. Staff also noted that geotechnical information with recommended pavement thicknesses must be provided upon submittal of a Final Development Plan. The submitted site plan does not show the location or type of traffic markings and signage to be provided. Upon submittal of a Final Development Plan, a revised site plan showing the location and type of traffic markings and signage must be provided for review and approval.

Staff is recommending approval of the Planned Residential Development – Initial Development Plan with the previously stated stipulations.