

STAFF REPORT  
April 21, 2005

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**No. 05PD019 - Planned Residential Development - Initial and Final Development Plan**

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**ITEM 39**

GENERAL INFORMATION:

PETITIONER	Muth Homes, Inc.
REQUEST	<b>No. 05PD019 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 4, Block 5, Auburn Hills Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .294 Acres
LOCATION	At the intersection of Coal Bank Drive and Auburn Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential - II District
South:	Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District (Planned Residential Development)
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/9/2005
REVIEWED BY	Todd Tucker / David L. Johnson

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 four 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 the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;
4. Prior to Planning Commission approval, revised elevation drawings showing an increase in the architectural features of the structure shall be submitted for review and approval;
5. If any on-site signage is proposed, a sign package shall be submitted for review and approval prior to Planning Commission approval;

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6. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
7. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
8. Prior to issuance of a Building Permit, the site plan shall be revised to show that measures to collect water prior to runoff onto the sidewalk are properly addressed;
9. The driveway approach shall be constructed with reinforced concrete as per the Street Design Criteria Manual;
10. The sidewalks along Coal Bank Drive and Auburn Drive shall be constructed within the public right-of-way;
11. A permit to work in the right-of-way shall be obtained prior to initiation of construction within the public right-of-way;
12. All fire hydrants shall be in place and operational prior to or in conjunction with construction;
13. The proposed structure shall be fully fire sprinklered to comply with Appendix D of the International Fire Code and fire alarmed/detected as per the International Building and Fire Codes;
14. Address numbers shall be posted on-site so as to be readily seen from the street or parking lot;
15. All applicable provisions of the International Fire Code shall be continually met;
16. The proposed structures shall conform architecturally to the approved plans and elevations submitted; and,
17. 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: (This Staff Report was revised on April 13, 2005. All revised and/or added text is shown in bold text.) This item was continued at the April 7, 2005 Planning Commission meeting as a stipulation of approval was not met. As of this writing, revised elevation drawings of the proposed structure showing a modification in the architectural features of the structure have not been submitted.**

**On April 13, 2004, staff visited with the applicant to discuss the recommendation to modify the architectural features of the structure. At that time, the applicant indicated that he did not feel that an increase in brick work, trim, or other features was necessary and that it would be more than a minimal increase in the cost of the construction. Staff feels that the recommended improvements are necessary to keep the exterior appearance of the multi-family structures located south of Auburn Drive in harmony with the appearance of the single family homes located north of Auburn Drive.**

The subject property is located at the southeast 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 the stipulation 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

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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 multi-family structure 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.

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

Design Features: The applicant's site plan shows the location of the proposed four unit apartment complex. The submitted site plan identifies the building footprints of the proposed structure. The proposed four plex is approximately 4,300 square feet in size.

The applicant's site plan shows the proposed structures to be located 26 feet from the front property line along Coal Bank Drive and 50 feet from the front property line along Auburn Drive. The side yard setback provided is 12.5 feet with a 26 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.

The purpose of a Planned Development is to provide deviation from conventional zoning and subdivision regulations in order to promote and encourage imaginative urban design. Section 17.50.050 of the Rapid City Municipal Code requires that all planned developments have a unified building and site development plan which address desirable design features including architectural design.

The submitted elevation drawings show that the exterior of the proposed structure will be siding with 31.5 square feet of brick near the two entrances. Due to the location of the proposed structure in such close proximity to single family residences to the north and along Auburn Drive, which will serve as the primary street providing access to the area, staff feels it would be appropriate for the applicant to revise the building elevations to improve and expand the architectural features of the structure. Additional brick work, trim or other features could be added with a minimal increase in the cost of the construction. As such, staff recommends that the applicant submit revised elevation drawings showing an increase in the architectural features of the structure.

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.

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Landscaping: The proposed Planned Residential Development will require that a minimum of 10,655 landscaping points be provided with 5,328 points located within 20 feet of the parking lot. The applicant's landscape plan shows 14,290 landscaping points being provided with 6,000 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 six 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.

Drainage and Grading: Staff noted that the drainage plan indicates that as a result of the increased impervious area on the subject property, the majority of the runoff is being discharged over the sidewalk along Auburn Drive. Prior to issuance of a Building Permit, the site plan must be revised to show that measures to collect water prior to runoff onto the sidewalk. Staff suggests that a pipe from the existing inlet in the right-of-way be extended south to an area drain on the subject property.

Street Improvements: Staff noted that the driveway approach must be constructed with reinforced concrete as per the Street Design Criteria Manual. Staff also noted that the applicant must construct the sidewalks along Coal Bank Drive and Auburn Drive within the public right-of-way. As such, a permit to work in the right-of-way must be obtained prior to any construction within the public right-of-way.

Fire Safety: Staff noted that access to the site appears to be adequate. Staff noted that all fire hydrants shall be in place and operational prior to or in conjunction with construction. Staff also indicated that the proposed structure must be fully fire sprinklered to comply with Appendix D of the International Fire Code and fire alarmed/detected as per the International Building and Fire Codes. 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 April 7, 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.