

STAFF REPORT
May 5, 2005

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

ITEM 39

GENERAL INFORMATION:

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| PETITIONER | Muth Homes, Inc. |
| REQUEST | No. 05PD019 - Planned Residential Development - Initial and Final Development Plan |
| 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 Planning Commission acknowledge the applicants request to withdraw the application.

GENERAL COMMENTS: (This Staff Report was revised on April 22, 2005. All revised and/or added text is shown in bold text.) This item was continued at the April 21, 2005 Planning Commission meeting as a stipulation of approval was not met.

On April 21, 2005, the applicant submitted a request to withdraw the application. As such, staff recommends that the Planning Commission acknowledge the applicant's request to withdraw the application.

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(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 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

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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.

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

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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.

As previously indicated, the applicant has requested that this application be withdrawn. As such, staff recommends that the Planning Commission acknowledge the applicants request to withdraw the application.