

STAFF REPORT  
July 7, 2005

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**No. 05PD036 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 27**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Glenn Barber & Associates
REQUEST	<b>No. 05PD036 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 1, Block 5, Auburn Hills Subdivision, NW1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .471 acres
LOCATION	At the southern terminus and adjacent to the east side of Chalkstone Drive and south of Auburn Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/27/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to issuance of a building permit, the construction plans shall be revised and submitted for review and approval demonstrating measures to stabilize slope surface between the parking lot and the storm sewer inlet. In addition, the water plans shall be revised to provide box to grade on the topping tee valve;
3. Prior to Planning Commission approval, elevations of the proposed retaining wall located

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4. along the west lot line shall be submitted for review and approval;  
Prior to issuance of a building permit, the applicant shall submit a temporary construction permit for review and approval from the adjacent property owner to construct the retaining walls along the west lot line, if needed;
5. Prior to Planning Commission approval, revised elevations shall be submitted for review and approval providing additional architectural features along the exterior of the proposed structure. In addition, the proposed structure shall conform architecturally to the approved plans and elevations and color palette. The proposed decks located along the west side of the apartment building shall not be enclosed and/or covered;
6. A minimum of eleven parking spaces shall be provided with one "van" accessible handicap space. In addition, a wheel guard or curb not less than six inches in height, securely installed and maintained, shall be provided between the parking spaces located along the east lot line and the proposed sidewalk. All provisions of the Off-Street Parking Ordinance shall be continually met;
7. A minimum of 16,725 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
8. The dumpster(s) shall be screened with an opaque screening fence;
9. All International Fire Codes shall be met. In particular, the proposed building shall be sprinklered;
10. The subject property shall be used as a seven unit apartment complex. Any other use shall require a Major Amendment to the Planned Residential Development Plan; and,
11. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:

**(Update June 27, 2005. All revised and/or added text is shown in bold print.) This item was continued at the June 23, 2005 Planning Commission meeting to allow the applicant time to submit revised building elevations. To date, the additional information has not been submitted for review and approval. Staff will notify the Planning Commission at the July 7, 2005 Planning Commission meeting if this requirement has not been met. Please note that no other part of this Staff Report has been altered.**

The applicant has submitted an Initial and Final Planned Residential Development to allow a seven unit apartment building to be constructed on the subject property. The development is being proposed as a part of the Auburn Hills Subdivision.

The property is located south of Auburn Drive and west of Chalkstone Drive and is currently void of any structural development

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

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Design Features: The applicant has indicated that the apartment will be a two story building with a peaked shingled roof. In addition, an open deck will be constructed along the west side of the structure. The applicant has also indicated that the building will be constructed of lap siding, metal, glass, aluminum and wood. In addition, the structure will consist of natural earth tone colors of beige and brown. Staff has noted that the proposed elevations provide minimal architectural features resulting in a box type design. As such, staff is recommending that prior to Planning Commission approval, revised elevations be submitted for review and approval providing additional architectural features along the exterior of the proposed structure. In addition, staff is recommending that the proposed structure conform architecturally to the approved plans and elevations and color palette.

Setbacks: The site plan identifies that the apartment building will be located 31 feet from the rear lot line. In addition, the open decks located along the west side of the building will be located 21 feet from the rear lot line, four feet into the 25 foot rear yard setback. The Zoning Ordinance allows open decks to encroach up to six feet into a required setback. As such, staff is recommending that the proposed decks not be enclosed and/or roofed as proposed.

Parking: The seven unit apartment complex requires that a minimum of eleven parking spaces be provided. In addition, one of the spaces must be "van" handicap accessible. The site plan identifies 12 parking stalls with one of the spaces being "van" handicap accessible. In addition, one of the spaces is located within the attached garage. It is unclear whether a curb and/or wheel guard is being provided between the parking spaces located along the east lot line and the sidewalk as required by the Off-Street Parking Regulations. As such, staff is recommending that the parking plan be revised to clearly show the curb and/or wheel guard as identified. In addition, staff is recommending that a minimum of eleven parking spaces be provided with one "van" accessible handicap space and that all provisions of the Off-Street Parking Ordinance be continually met.

Retaining Wall: The site plan identifies a retaining wall to be constructed along the west lot line of the subject property. However, to date, elevations of the wall have not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, the elevations be submitted for review and approval. In addition, prior to issuance of a building permit, the applicant must submit a temporary construction permit for review and approval from the adjacent property owner to construct the retaining walls along the west lot line, if needed.

Fire: The Fire Department has indicated that all Uniform Fire Codes must be met as a part of the design standards for the development. In particular, fire hydrants must be in place and operational prior to or in conjunction with building construction. In addition, the apartment building must be fully sprinklered. An all weather drivable surface must be in place prior to any building construction on the site. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received two telephone calls inquiring

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about this item. Neither caller opposed the request.