

STAFF REPORT

July 7, 2005

No. 05PD040 - Planned Residential Development - Initial and Final Plan to allow the construction of eight duplexes and one four plex

ITEM 28

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PD040 - Planned Residential Development - Initial and Final Plan to allow the construction of eight duplexes and one four plex
EXISTING LEGAL DESCRIPTION	The east 105 feet of Tract BD, Big Sky Subdivision, located in the SE1/4 NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract J, a subdivision of tract BD, Big Sky Subdivision, located in the SE1/4 NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	Adjacent to the west side of Degeest Street, between Homestead Street and Bernice Street
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation)
South:	Medium Density Residential District (Planned Development Designation)
East:	Low Density Residential District
West:	Office Commercial District (Planned Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/10/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Plan to allow the construction of eight duplexes and one four plex be approved with the following stipulations:

1. Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;
2. An Air Quality Permit shall be obtained;

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3. The uses allowed within the Planned Residential Development shall be limited to a maximum of 20 dwelling units;
4. A minimum front yard setback of 15 feet along Degeest Drive in front of the residence shall be provided for all buildings within the Planned Residential Development;
5. A minimum front yard setback of 19 feet along Berniece Street in front of the residence shall be provided for the northern most building within the Planned Residential Development;
6. A minimum front yard setback of 18 feet shall be provided in front of the garage door for any garages provided on the subject property;
7. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
8. An exception to the Street Design Criteria Manual is hereby granted to reduce the driveway separation width from 85 feet to 75 feet for the northern most driveway approach within the Planned Residential Development;
9. Prior to issuance of a Building Permit, the applicant shall vacate that portion of the non-access easement being encroached upon by the northern most driveway approach;
10. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
11. Prior to Planning Commission approval, the applicant shall submit a detailed sign package including the size and location of any ground and wall signs if any signage is proposed;
12. The proposed four plex shall be fully fire sprinkled and fire alarmed as per the International Fire Code;
13. All applicable provisions of the International Fire Code shall be continually met;
14. Prior to Planning Commission approval, the applicant shall submit a revised site plan showing the location of the gas, electricity and communication lines located within the public right-of-way;
15. Prior to Planning Commission approval, information regarding the sizes and construction materials of the water mains shall be submitted for review and approval. In addition, the applicant shall identify if the proposed water system will be private or public water mains;
16. Prior to Planning Commission approval, a revised site plan showing the location of the curb stops shall be provided for review and approval. In addition, a profile of the new water line shall be provided for review and approval, prior to Planning Commission approval;
17. The public water line shall be located a minimum of five feet from the property line for maintenance;
18. Prior to Planning Commission approval, the final grades shall be shown on the site plan;
19. Prior to Planning Commission approval, the applicant shall submit a drainage plan identifying if the drainage will be discharged into the street and if so street flow calculations shall be provided for review and approval;
20. Prior to Planning Commission approval the applicant shall provide an explanation of the change in the configuration of the four storm inlets near the second most southerly driveway approach;
21. Prior to Planning Commission approval, the comments on the construction drawings shall be addressed and the red lined drawings shall be returned; and,

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22. 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 on the west side of Degeest Drive between Bernice Street and Homestead Street. The subject property is currently void of any structural development. The applicant is requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the construction of eight duplexes and one four plex in the Medium Density Residential Zoning District.

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 building.

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

Design Features: The submitted site plan identifies that eight duplexes and one four plex totaling 25,320 square feet are proposed to be constructed on the subject property. The submitted building elevation drawings show that the proposed structures will be two stories with a total height of 24 feet. The exterior of the proposed structures will be finished with earth toned siding and rock walls.

Setbacks: The applicant has requested various reduced setbacks for the structures within the Planned Residential Development. The applicant has requested that the minimum required front yard setback along Degeest Street be reduced from 25 to 15 feet to the residence. The applicant has also requested that the minimum required front yard setback along Bernice Street be reduced from 25 feet to 19 feet. Staff noted the Planning Commission and City Council have supported a reduction of front yard setbacks in other Planned Residential Developments with a minimum front yard setback of 15 feet for the dwelling unit portion of the structures. As such, staff recommends a minimum front yard setback of 15 feet in front of the residence be provided along Degeest Street and that a minimum 19 foot front yard setback to the residence be provided along Bernice Street.

Staff noted that the proposed front yard setback along Homestead Street is 35 feet with a rear yard setback of 26 feet which is in compliance with the zoning regulations.

Parking: The Rapid City Municipal Code requires that 30 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 30 off-street parking stalls being provided with 20 located within single car garages and 10 located outside the proposed structures. The proposed parking is in compliance with Section 17.50.270 of the Rapid City Municipal Code.

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Access: The applicant's site plan shows the northern most driveway approach on the corner of Degeest Drive and Berniece Street within the 85 feet driveway separation required by the Street Design Criteria Manual and within the platted non-access easement. Due to the limited traffic anticipated near the intersection of Degeest Drive and Berniece Street, staff is recommending that an exception to the Street Design Criteria Manual be granted to reduce the driveway separation width from 85 feet to 75 feet for the northern most driveway approach within the Planned Residential Development. However, staff also noted that the applicant must also vacate that portion of the non-access easement being encroached upon, prior to issuance of a Building Permit.

Landscaping: The proposed Planned Residential Development will require that a minimum of 56,340 landscaping points be provided with a minimum of 28,133 points located either in or within 20 feet of the parking lot. The applicant's landscape plan shows 66,340 landscaping points being provided with 29,000 points located either in or within 20 feet of the parking lot. The proposed landscaping plan is in compliance with Section 17.50.300 of the Rapid City Municipal Code.

Signage: Section 15.28.220 of the Rapid City Municipal Code allows one square foot per dwelling unit of total area for wall or ground signs for residential entities on the premises. As such, a total of 20 square feet of signage is allowed within the Planned Residential Development. The applicant has not submitted any information regarding the size or location of any signage on the subject property. Prior to Planning Commission approval, the applicant must submit a detailed sign package including the size and location of any ground and wall signs if any signage is proposed.

Fire Safety: The proposed four plex must be fully fire sprinklered and alarmed/detected as per the International Fire Code. Staff also noted that the fire hydrants shown on the site plan appear to be adequate in number and location. Staff noted that all fire hydrants must be in place and operational prior to any building construction. The proposed structures must have 12 inch address numbers and be plainly visible from the public right-of-way.

Utilities: Staff noted that the site plan submitted does not show the location of the gas, electricity and communications lines within the public right-of-way. As such, the applicant must submit a revised site plan showing the location of the gas, electricity and communication lines located within the public right-of-way prior to Planning Commission approval.

Staff noted that information regarding the sizes and construction materials of the water mains must be submitted for review and approval prior to Planning Commission approval. Staff also noted that the applicant must identify if the proposed water system will be private or public water mains. Staff noted that a revised site plan showing the location of the curb stops must be provided for review and approval prior to Planning Commission approval. Prior to Planning Commission approval a profile of the new water line must be provided for review and approval. Staff noted that the public water line must be a minimum of five feet from the property line for maintenance and that this must be labeled on the plans.

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Drainage and Grading: Staff noted that the final grades must be shown on the site plan. Staff also noted that the applicant must submit a drainage plan identifying if the drainage will be discharged into the street and if so street flow calculations must be provided for review and approval. Staff also noted that the subdivision plans for Degeest Drive show four storm inlets near the second most southerly driveway approach in a different configuration than the submitted site plan for the Planned Residential Development. Prior to Planning Commission approval the applicant must provide an explanation of the change.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the Planned Residential Development construction plans. Staff noted that the comments must be addressed and the red lined drawings must be returned prior to Planning Commission 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 July 7, 2005 Planning Commission meeting if these requirements have not been met.

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