

STAFF REPORT
July 21, 2005

No. 05PD042 - Planned Residential Development - Initial and Final

ITEM 50

GENERAL INFORMATION:

PETITIONER	Kadrmaz, Lee and Jackson for Pine Crest Village Limited Partnership
REQUEST	No. 05PD042 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	<p>A tract of land lying in the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, described more particularly as follows: commencing at the southeast corner of Lot 12, Block 6, of the plat of Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision; thence from said corner of S00°06'59"W for 100.20 feet to the point of beginning; thence from said point of beginning S86°46'09"E for 310.31 feet; thence S00°11'06"W for 285.66 feet; thence S89°53'47"W for 310.03 feet; thence N00°12'53"E for 303.71 feet to the point of beginning, said tract contains 2.097 acres, and, a tract of land lying in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: commencing at the southeast corner of Lot 12, Block 6, of the plat of Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision which is the point of beginning; thence from said point of beginning S00°06'59"W for 100.20 feet; thence S00°12'53"W for 303.71 feet; thence S00°17'45"W for 263.17 feet; thence S89°57'16"W for 311.95 feet; thence N00°11'03"E for 300.82 feet; thence along a curve to the right with a delta angle of 40°01'24", a radius of 174.00 feet and an arc length of 121.55 feet; thence N 40°12'27"E for 137.94 feet; thence along a curve to the left with a delta angle of 40°01'48", a radius of 226.00 feet and an arc length of 157.90 feet; thence N00°10'4"E for 3.16 feet; thence N89°41'05"E for 130.11 feet to the point of beginning, said tract contains 3.975 acres</p>
PROPOSED LEGAL DESCRIPTION	Lot 2, Block 1, Pine Crest Village Addition located in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.757 acres
LOCATION	At the southern terminus of Chalkstone Drive

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EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/24/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final 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, a Final Plat shall be approved;
3. Prior to Planning Commission approval, a complete landscaping plan showing the location of the plant material shall be submitted for review and approval;
4. Prior to Planning Commission approval, the site plan shall be amended to provide a minimum 20 foot wide ingress and egress lane on either side of the island and ground mounted sign located in the middle of the approach or the island and ground mounted sign shall be removed from the approach;
5. All signage shall comply with Section 15.28 of the Rapid City Municipal Code. In addition, the proposed sign shall conform architecturally to the proposed elevations and design plans submitted as part of this Final Planned Residential Development;
6. Prior to Planning Commission approval, elevations of the screening fence to be located around the dumpsters shall be submitted for review and approval;
7. Prior to Planning Commission approval, elevations of the accessory structure labeled "13C" shall be submitted for review and approval;
8. Prior to Planning Commission approval, elevations of the proposed mailboxes shall be submitted for review and approval. In addition, the applicant shall demonstrate that the mailboxes do not encroach into any site triangles;
9. Prior to Planning Commission approval, the location, size and noise rating of any exterior air handling equipment proposed for the community center shall be submitted for review and approval;
10. A minimum of 72 parking spaces shall be provided with four of the spaces being handicap accessible. In addition, one of the handicap spaces shall be "Van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met.
11. The International Fire code shall be continually met. In particular, fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, all of the residences shall be

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- sprinklered;
12. An Air Quality Permit shall be obtained prior to any disturbance of the soil(s) in excess of one acre;
 13. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Residential Development or a subsequent Major Amendment.
 14. The proposed structures shall conform architecturally to the proposed elevations and design plans submitted as part of this Final Planned Residential Development; and,
 15. The Planned Residential Development shall allow for the construction of twelve four-plexes, a community center and a storage unit on the property. However, 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 two years.

GENERAL COMMENTS:

The applicant has submitted a Final Planned Residential Development to allow twelve four-plexes, a community center and a storage unit to be located on the subject property. The applicant has indicated that the proposed development is to be known as "Pine Crest Village Development". In addition, the applicant has submitted a Preliminary Plat for the subject property to create a 5.757 acre lot leaving a non-transferable balance. (See companion item #05PL123.)

An Initial Planned Residential Development was approved by the Planning Commission on June 9, 2005 to allow the proposed development on the subject property. Subsequently, on June 20, 2005, the City Council approved a Layout Plat to subdivide the subject property into a 5.757 acre lot as shown on the Preliminary Plat. In addition, the City Council approved an Exception to allow 48 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual. (See associated files 05PD034 and 05PL092.)

The subject property is located at the southern terminus of Chalkstone Drive. Currently, a single family residence and accessory structures are located on the non-transferable balance.

STAFF REVIEW:

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

Platting: As previously indicated, a Preliminary Plat has been submitted to subdivide the subject property into a 5.757 acre lot. During the review of the Preliminary Plat, staff has noted that infrastructure improvements as well as drainage and grading issues must be addressed prior to City Council approval of a Preliminary Plat. Staff is recommending that a Final Plat be approved prior to issuance of a building permit to insure that the subdivision improvement issues have been addressed.

Design Features: The applicant has indicated that the proposed four plexes and community center will be constructed with a combination of wood, brick, glass, vinyl siding and pre-finished metal trim. In addition, the structures will be one story with a pitched asphalt

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shingled roof. Staff is recommending that the proposed structures conform architecturally to the proposed elevations and design plans submitted as part of this Final Planned Residential Development.

Staff has also noted that elevations for an accessory structure labeled "13C" on the applicant's site plan have not been submitted for review and approval. As such, staff is recommending that the elevations be submitted as identified prior to Planning Commission approval.

Signage: The applicant has submitted a sign package identifying a 2.5 foot high by six foot wide pole mounted sign measuring a total of five feet in height to be located within an island within the approach to the subject property. The Fire Department staff has indicated that the proposed 12 foot wide ingress and egress lanes must be adjusted to provide a minimum access lane of 20 feet on either side of the island to accommodate fire apparatus. As such, staff is recommending that prior to Planning Commission approval, the site plan be amended to provide a minimum 20 foot wide ingress and egress lane on either side of the island as identified or the island and ground mounted sign must be removed from the approach.

Dumpsters: The site plan identifies two dumpster locations on the subject property. In addition, the site plan shows that the dumpsters will be fenced. However, to date elevations of the proposed fence have not been submitted for review and approval. As such, staff is recommending that the elevations be submitted as identified prior to Planning Commission approval.

Landscaping Plan: A landscaping plan was submitted for review and approval on June 30, 2005. The landscaping plan identifies a list of proposed plant materials but does not show the location of the proposed plant(s). As such, staff is recommending that a revised landscaping plan be submitted for review and approval showing the location of the plant material prior to Planning Commission approval.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). The Fire Department has also indicated that prior to issuance of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, all of the residences must be sprinklered. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the July 21, 2005 Planning Commission meeting if these requirements have not been met.