

STAFF REPORT
July 21, 2005

No. 05PD043 - Planned Residential Development - Initial and Final Plan **ITEM 31**

GENERAL INFORMATION:

PETITIONER	TSP, Inc. for Mercy Housing South Dakota II, LLC
REQUEST	No. 05PD043 - Planned Residential Development - Initial and Final Plan
EXISTING LEGAL DESCRIPTION	Lot 2, Tract B and Lot 9, Block 16, Northern Heights Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.56 acres
LOCATION	1607 Space Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/24/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

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

1. Prior to any construction, a Building Permit shall be obtained;
2. The uses allowed within the Planned Residential Development shall be limited to a maximum of 48 dwelling units;
3. All structural setbacks shall comply with Section 17.12.050 of the Rapid City Municipal Code;
4. The minimum number of off-street parking stalls is hereby reduced from 72 stalls to 42 stalls;
5. The parking plan shall continually comply with the approved parking plan;
6. The required number of landscaping points located either in or within 20 feet of the parking lot is hereby reduced from 58,317 points to 25,980 points;
7. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;

STAFF REPORT
July 21, 2005

No. 05PD043 - Planned Residential Development - Initial and Final Plan **ITEM 31**

8. The existing structures shall be fully fire sprinkled and fire alarmed as per the International Fire Code;
9. If an on-site hydrant is required, the location of the hydrant shall be coordinated with the Fire Department staff and installed as required by the International Fire Code;
10. All applicable provisions of the International Fire Code shall be continually met;
11. Prior to Planning Commission approval, information regarding the sizes and construction materials of the water main and lateral line shall be submitted for review and approval. In addition, an easement shall be provided for the water main and lateral line including all curb stops;
12. Prior to Planning Commission approval, the applicant shall provide information showing that the existing water system can provide the required flows for the proposed sprinkler system;
13. Prior to issuance of a Building Permit, the applicant shall provide information regarding the condition of the outfalls and any necessary improvements required to make the drainage structures function properly;
14. Prior to Planning Commission approval, the comments on the construction drawings shall be addressed and the red lined drawings shall be returned; and,
15. 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 north of Explorer Street between Interstate 190 and Space Avenue. Three existing multi-family structures are currently located on the subject property. The applicant is requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the expansion of the existing structures.

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.

Design Features: The submitted site plan identifies that three 16 unit apartment buildings are located on the subject property totaling 48 dwelling units with approximately 33,408 square feet of floor area. The applicant is proposing to construct four covered porch additions to the existing structures. Each porch addition is 180 square feet in size for a total of 720 square feet of structural expansion. The applicant has submitted elevation photographs of the existing structures showing that the structures are two-story with white and tan siding.

Setbacks: The applicant's site plan shows that the existing structures are in compliance with all setback requirements of Section 17.12.050 of the Rapid City Municipal Code.

Parking: The Rapid City Municipal Code requires that 72 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 42 off-street parking stalls being provided with four being handicapped stalls with one of those being a van

STAFF REPORT
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accessible handicapped stall. The applicant is requesting that the required number of parking stalls be reduced from 72 to 42. Due to the fact that the applicant is not increasing the occupancy of the existing structures and that the existing parking has functioned in its current state for approximately 30 years, staff is supporting the reduced parking request.

Landscaping: The proposed Planned Residential Development will require that a minimum of 116,633 landscaping points be provided with a minimum of 58,317 points located either in or within 20 feet of the parking lot. The applicant's landscape plan shows 116,850 landscaping points being provided with 25,980 points located within 20 feet of the parking lot. The applicant is requesting that the required number of landscaping points located within 20 feet of the parking lot be reduced from 58,317 points to 25,980 points. Due to the fact that the applicant is not increasing the occupancy of the existing structures, staff is supporting the reduced landscaping request.

Fire Safety: The applicant has indicated that all existing structures will be fully fire sprinklered and fire alarmed/detected. Staff noted that an on-site hydrant may be required. The location of the on-site hydrant must be coordinated with the Fire Department staff and installed as required by the International Fire Code.

Utilities: Staff noted that the site plan submitted does not show the sizes or material for the water main and lateral line. As such, information regarding the sizes and construction materials of the water main and lateral must be submitted for review and approval prior to Planning Commission approval. Staff also noted that an easement must be provided for the water main and lateral line including all curb stops.

Staff noted that the applicant must provide information showing that the existing water system can provide the required flows for the proposed sprinkler system prior to Planning Commission approval.

Drainage: Staff noted that the parking lot runoff is currently draining to the west via three cuts in the existing curb. Staff noted that the drainage appears to be damaging the slope of the adjacent hill. Staff noted that it appears that some minor repairs to those drainage structures may be needed. Prior to issuance of a Building Permit, the applicant must provide information regarding the condition of the outfalls and any necessary improvements required to make the drainage structures function properly.

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 21, 2005 Planning Commission meeting if these requirements have not been met.