

STAFF REPORT
July 21, 2005

No. 05PD044 - Planned Residential Development - Initial and Final Plan

ITEM 33

GENERAL INFORMATION:

PETITIONER	TSP, Inc. for Mercy Housing South Dakota I, LLC
REQUEST	No. 05PD044 - Planned Residential Development - Initial and Final Plan
EXISTING LEGAL DESCRIPTION	Lots 14 through 28, Block 7, Robbinsdale Addition No. 2, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.06 acres
LOCATION	408 E. Fairlane Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (Planned Residential Development)
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, and a Certificate of Occupancy shall be obtained prior to occupancy of the proposed community building;
2. The uses allowed within the Planned Residential Development shall be limited to a maximum of 60 dwelling units and a community building. In addition, the use of the community building shall be limited to the residents of the Planned Residential Development;
3. Prior to Planning Commission meeting approval, the applicant shall submit color elevation drawings of the proposed community building with an exterior materials list;
4. All structural setbacks shall comply with Section 17.12.050 of the Rapid City Municipal Code;

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5. Prior to Planning Commission approval, a revised site plan shall be submitted showing a minimum of four handicapped parking stalls with one being a van accessible handicapped stall;
6. The minimum required access aisle for the 79 parking stalls located adjacent to the alley right-of-way is hereby reduced from 26 feet to 20 feet. In addition, the requirement precluding vehicles from backing into the right-of-way is hereby waived;
7. The parking plan shall continually comply with the approved parking plan;
8. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing an additional 8,000 landscaping points located either in or within 20 feet of the parking lot;
9. The minimum required number of landscaping points to be provided within 20 feet of the parking lot is hereby reduced from 41,257 points to 18,000 points;
10. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
11. The existing structures shall be fully fire sprinklered and fire alarmed as per the International Fire Code;
12. All applicable provisions of the International Fire Code shall be continually met;
13. 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;
14. 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;
15. Prior to Planning Commission approval, the applicant shall submit drainage calculations for the subject property and demonstrate the ability of the downstream drainage elements to accommodate the additional runoff created by the new structure;
16. The Meade-Hawthorne Drainage Basin fees shall be paid at the time a Building Permit is issued for the proposed new structure;
17. Prior to Planning Commission approval, the comments on the construction drawings shall be addressed and the red lined drawings shall be returned; and,
18. 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 Fairlane Drive between Ivy Avenue and Elm Avenue. Five existing multi-family structures are located on the subject property. The applicant is requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the construction of a community building and the expansion of the existing structures.

STAFF REVIEW: Staff has reviewed the Planned Residential Development – Initial and Final Development Plan and has noted the following considerations:

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Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and a Certificate of Occupancy must be obtained prior to occupancy of the proposed community building.

Design Features: The submitted site plan identifies that five 12 unit apartment buildings are located on the subject property totaling 60 dwelling units with 54,120 square feet of total floor area. The applicant is proposing to construct 40 covered porch additions to the existing structures. The applicant has submitted elevation photographs of the existing structures showing that the structures are two-story with tan siding.

The applicant is also proposing to construct an 1,800 square foot community building for use by the residents of the Planned Development. The proposed community building will be one story in height and have siding on the exterior. However, no information regarding the exterior construction materials or color scheme of the proposed community building have been submitted. As such, prior to Planning Commission meeting approval, the applicant must submit color elevation drawings of the proposed community building with an exterior materials list.

The applicant has indicated that the proposed community building is for the exclusive use of the residents of the Planned Development. The applicant has indicated that possible activities include after school tutoring and tenant meetings. Staff noted that if meetings are held in the building other than those for just the residents of the Planned Development then a Major Amendment to the Planned Residential Development must be obtained.

Setbacks: The applicant's site plan shows that the existing and proposed 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 90 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 96 off-street parking stalls provided. However, 79 of the 96 parking stalls back into the alley right-of-way. The applicant is requesting that the required access aisle be reduced from the required 26 feet to 20 feet. The applicant is also requesting an exception allowing the vehicles to back into the right-of-way. 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 and the request to allow vehicles to back into the right-of-way.

Staff noted that the applicant's site plan does not show that any handicapped parking stalls are being provided. The Rapid City Municipal Code requires that four handicapped parking stalls are provided with one being a van accessible parking stall. Prior to Planning Commission approval, a revised site plan must be submitted showing a minimum of four handicapped parking stalls with one being a van accessible handicapped stall.

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Landscaping: The proposed Planned Residential Development will require that a minimum of 82,513 landscaping points be provided with a minimum of 41,257 points located either in or within 20 feet of the parking lot. The applicant's landscape plan shows 83,195 landscaping points being provided with 10,000 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 41,257 points to 10,000 points. The applicant is installing six medium trees and one large tree for a total of 8,000 landscaping points to the subject property. Staff is recommending that a revised site plan be submitted for review and approval showing those seven trees located within 20 feet of the parking lot to increase the landscaping within 20 feet of the parking lot from 10,000 points to 18,000 points. Staff is recommending that the minimum required number of landscaping points to be provided within 20 feet of the parking lot be reduced from 41,257 points to 18,000 points.

Fire Safety: The applicant has indicated that all existing structures will be fully fire sprinklered and fire alarmed/detected. Staff noted that the number of hydrants and their locations are acceptable to the Fire Department.

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 drainage calculations for the changes in runoff created by the proposed community building have not been provided. Prior to Planning Commission approval, the applicant must submit drainage calculations for the subject property and demonstrate the ability of the downstream drainage elements to accommodate the additional runoff created by the new structure. Staff also noted that the Meade-Hawthorne Drainage Basin fees must be paid at the time a Building Permit is issued for the proposed new structure.

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.