

STAFF REPORT
September 22, 2005

No. 05PD058 - Planned Residential Development - Initial and Final Development Plan **ITEM 29**

GENERAL INFORMATION:

PETITIONER	Kadrmaz, Lee & Jackson for Edgewood Estates, Ltd. Partnership
REQUEST	No. 05PD058 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	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 1, Block 5, of the plat of Auburn Hills Subdivision; which is the point of beginning, Thence S00°10'40"W for 3.16 feet; Thence along a curve to the right with a delta angle of 40°01'48", a radius of 174.00 feet and an arc length of 121.57 feet; Thence S40°12'27"W for 137.94 feet; Thence along a curve to the left with a delta angle of 40°01'24", a radius of 226.00 feet and an arc length of 157.87 feet; Thence S00°11'12"W for 301.03 feet; Thence S89°57'18"W for 453.00 feet; Thence N00°11'33"E for 525.90 feet; Thence S90°00'00"W for 92.67 feet; Thence N00°17'45"E for 137.35 feet; Thence N89°43'49"E for 727.74 feet to said point of beginning. Said tract contains 345,863 square feet or 7.94 acres.
PARCEL ACREAGE	Approximately 7.94 acres
LOCATION	4500 Chalkstone Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/12/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

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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, a Final Plat shall be approved;
3. **An Exception is hereby granted to reduce the separation between driveways for the northern approach from 75 feet to 60 feet;**
4. 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;
5. 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;
6. 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;
7. An Air Quality Permit shall be obtained prior to any disturbance of the soil(s) in excess of one acre;
8. 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;
9. The proposed structures shall conform architecturally to the proposed elevations and design plans submitted as part of this Final Planned Residential Development; and,
10. The Planned Residential Development shall allow for the construction of twelve four-plexes, a 42 foot X 42 foot basketball court area and a 34 foot X 34 foot sand lot area 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:

(Update, September 12, 2005. All revised and/or added text is shown in bold print.)
This item was continued at the September 8, 2005 Planning Commission meeting at the applicant's request. In particular, the applicant indicated that a revised site plan for the associated Initial and Final Planned Residential Development would be submitted for review and approval which will provide a separation between driveways of 60 feet in lieu of 40 feet as currently proposed. In addition, an Exception has been requested to reduce the separation between driveways from 75 feet to 60 feet. On September 12, 2005, the applicant submitted the revised site plan as identified. Staff has reviewed the Exception request and has noted that the separation of 60 feet allows for adequate stacking and turning movements between the two driveways. As such, staff is recommending that the Exception to reduce the separation from 75 feet

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to 60 feet between driveways be approved. Please note that no other part of this Staff Report has been revised.

The applicant has submitted an Initial and Final Planned Residential Development to allow twelve four-plexes, a 42 foot X 42 foot basketball court area and a 34 foot X 34 foot sand lot area to be located on the subject property. The applicant has indicated that the proposed development is to be known as "Edgewood Estates Subdivision". In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into a 7.94 acre lot leaving a non-transferable balance. (See companion item #05PL156.)

On July 21, 2005, the Planning Commission approved a Preliminary Plat to create a 5.757 acre lot located directly east of the subject property. In addition, the Planning Commission approved a Final Planned Residential Development to allow twelve four-plexes, a community center and a storage unit to be constructed on the 5.757 acre parcel. This parcel is also being developed by the applicant and is to be known as "Pine Crest Village". The City Council has also 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 for "Pine Crest Village".

The subject property is located at the southern terminus of Chalkstone Drive. Currently, two single family residences are located on the property.

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

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. Staff is recommending that the proposed signage comply with Section 15.28 of the Rapid City Municipal Code. In addition, the proposed sign will conform architecturally to the proposed elevations and design plans submitted as part of this Initial and Final Planned Residential Development.

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Approach Location(s): The site plan identifies two approaches along Chalkstone Drive to serve as access to the proposed development. Staff has noted that an approximate separation of 20 feet will exist between the northern approach to this development and the northern approach to "Pine Crest Village". As such, staff is recommending that prior to Planning Commission approval, the site plan must be revised to show the alignment of the two northern approaches or a minimum separation of 75 feet must be provided between the approaches.

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. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has not received any calls or inquiries regarding this item.