

STAFF REPORT
October 6, 2005

No. 05PD057 - Planned Residential Development - Initial Development Plan **ITEM 14**

GENERAL INFORMATION:

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| PETITIONER | Thurston Design Group, LLC for Vaughn Bay Construction |
| REQUEST | No. 05PD057 - Planned Residential Development - Initial Development Plan |
| EXISTING LEGAL DESCRIPTION | W 932 feet of the S 377 feet of the SE1/4 SE1/4, and the 13.14 feet of Thrush Drive Right-of-Way located adjacent to the W 932 feet of the S 377 feet of the SE1/4 SE1/4 all located in Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 7.55 acres |
| LOCATION | 1200 Silver Street |
| EXISTING ZONING | Medium Density Residential District (Planned Residential Development) |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District |
| South: | Medium Density Residential District |
| East: | Public District |
| West: | General Agriculture District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 8/12/2005 |
| REVIEWED BY | Vicki L. Fisher / David L. Johnson |

RECOMMENDATION:

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

1. Upon Final Planned Residential Development submittal, a water and sewer plan prepared by a Professional Engineer shall be submitted for review and approval. In addition, the applicant shall demonstrate that adequate domestic water and fire flows are being provided;
2. Upon Final Planned Residential Development submittal, a grading plan and geotechnical information shall be submitted for review and approval;
3. Upon Final Planned Residential Development submittal, a drainage plan as well as an erosion and sediment control plan shall be submitted for review and approval. In

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- particular, the drainage plan shall be submitted in compliance with the Morningside Drainage Basin Design Plan identifying detention cell element #120 located along the west side of the development. Any street drainage discharge shall be within the acceptable standards as per the Drainage Criteria Manual;
4. 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;
 5. Upon Final Planned Residential Development submittal, a landscaping plan shall be submitted for review and approval;
 6. Upon Final Planned Residential Development submittal, a sign and lighting package shall be submitted for review and approval;
 7. Upon Final Planned Residential Development submittal, elevations for the proposed structures shall be submitted for review and approval;
 8. Upon Final Planned Residential Development submittal, the location and size of the dumpsters shall be submitted for review and approval. In particular, the applicant shall identify whether individual trash receptacles and/or community dumpsters are being proposed. In addition, the dumpsters shall be screened;
 9. Upon Final Planned Residential Development submittal, 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 building permit shall be obtained prior to any construction. In addition, a Certificate of Occupancy shall be obtained prior to occupancy;
 11. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;
 12. The minimum required setback is hereby reduced from 25 feet to 20 feet along the east lot line for the proposed apartment building;
 13. The minimum required setback is hereby reduced from 25 feet to 17 feet 14 $\frac{3}{4}$ inches between the proposed apartment building and the future dedicated right-of-way for Anamosa Street;
 14. Prior to submittal of a Final Planned Residential Development, the Thrush Drive right-of-way shall be vacated as proposed or the site plan shall be revised to eliminate this area from the Planned Residential Development;
 15. Prior to submittal of a Final Planned Residential Development, the existing 50 foot utility easement shall be vacated or the site plan shall be adjusted to preclude any structural development within the utility easement;
 16. The existing single family residence shall be removed at such time as the property is platted and additional right-of-way for Anamosa Street is dedicated or at such time as the City acquires the right-of-way by some other means; and,
 17. 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.

GENERAL COMMENTS:

The applicant has submitted an Initial Planned Residential Development to allow a 54 unit

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apartment complex to be located on the subject property. In particular, the apartment complex will consist of two and three story buildings with six to 14 units per building. In addition, a 2,411 square foot community center and four garage structures to be used by occupants of the apartments will be located on the subject property. The applicant has indicated that the proposed development is to be known as "Rapid Creek Apartments". In addition, the applicant has submitted a Vacation of Utility Easement request to vacate a 50 foot wide utility easement located on the subject property. The applicant has also submitted a Vacation of Right-of-way request to vacate 23.05 feet of the Thrush Drive right-of-way located adjacent to the subject property. (See companion item #05VE018 and 05VR010.)

The property is located north of Anamosa Street and south of Thrush Drive, on the west side of West Boulevard North. Currently, a single family residence and accessory structures are located on the property.

STAFF REVIEW:

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

Design Features: To date, elevations of the proposed structures have not been submitted for review and approval. In addition, a lighting package, a sign package and a landscaping plan must be submitted for review and approval. Staff is recommending that the above identified information be submitted for review and approval upon submittal of a Final Planned Residential Development.

Dumpsters: Upon Final Planned Residential Development submittal, the location and size of the dumpsters must be submitted for review and approval. In particular, the applicant must identify whether individual trash receptacles and/or community dumpsters are being proposed. In addition, the dumpsters must be screened.

Utilities: To date, water and sewer plans have not been submitted. As such, upon submittal of a Final Planned Residential Development, water and sewer plans prepared by a Professional Engineer must be submitted for review and approval. In addition, the applicant must demonstrate that adequate domestic and fire flows are being provided.

Grading/Geotechnical/Drainage: Upon submittal of a Final Planned Residential Development, a grading plan and geotechnical information must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must be submitted in compliance with the Morningside Drainage Basin Design Plan identifying detention cell element #120 located along the west side of the development. Any street drainage discharge must be within the acceptable standards as per the Drainage Criteria Manual.

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

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Street Design Criteria Manual in order to accommodate Fire Department apparatus. Staff is recommending that all International Fire Codes be continually met.

West Boulevard North: The site plan identifies a 20 foot setback between the proposed apartment building located along the east lot line and West Boulevard North. The Medium Density Residential District requires a minimum 25 foot front yard setback for residential structures. However, the Planning Commission has allowed reduced setbacks within Planned Residential Developments when a minimum 15 foot front yard setback is provided in front of the proposed residence and a minimum 18 foot front yard setback is provided in front of the proposed garages to insure a vehicle may be parked in the driveway without overhanging the public right-of-way or across the sidewalk in violation of the Rapid City Municipal Code. The site plan identifies that access is not being taken from West Boulevard North nor are there garages proposed along this area of the property. Staff has also noted that West Boulevard North and I-90 Highway are located in an approximate 430 foot wide right-of-way, minimizing any impact the reduced setback may have on the adjacent street section(s). As such, staff is recommending that the proposed front yard setback be allowed as proposed. In addition, all provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Residential Development and the Final Planned Residential Development or a subsequent Major Amendment.

Thrush Drive: The applicant has submitted a request to vacate 20.05 feet of the Thrush Drive right-of-way as it abuts the subject property. In addition, the site plan shows incorporating the right-of-way into the parking plan for the proposed apartment complex. As such, staff is recommending that prior to submittal of a Final Planned Residential Development, the Thrush Drive right-of-way be vacated as proposed or the site plan must be revised to eliminate this area from the Planned Residential Development.

Utility Easement: A 50 foot wide utility easement currently exists on the subject property. The applicant has submitted a Vacation of Utility Easement request to vacate the easement. In addition, the applicant has submitted an easement to create a subsequent utility easement along the eastern portion of the property and to relocate utilities to the new easement as needed. On September 27, 2005, the Public Works Committee recommended to approve the Vacation of Utility Easement request. The City Council will consider the request at their October 3, 2005 City Council meeting. Staff is recommending that prior to submittal of a Final Planned Residential Development, the existing 50 foot utility easement must be vacated or the site plan must be adjusted to preclude any structural development within the utility easement.

Anamosa Street: Anamosa Street is located along the south lot line of the subject property and is classified a minor arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way. Currently, Anamosa Street is located in a 50 foot wide right-of-way. In addition, the Major Street Plan shows the future alignment of Anamosa Street extending east-northeast through the subject property requiring that the existing single family residence be removed at such time as the property is platted and the additional right-of-way is dedicated or at such time as the City acquires the right-of-way by

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some other means.

The applicant has indicated that the proposed apartment building located along Anamosa Street will be located 17 feet 14 $\frac{3}{4}$ inches from the future right-of-way for Anamosa Street. (The proposed structures will be located approximately 36 feet from the existing right-of-way.) As noted above, the Planning Commission has allowed reduced setbacks within Planned Residential Developments when a minimum 15 foot front yard setback is provided in front of the proposed residence and a minimum 18 foot front yard setback is provided in front of the proposed garages to insure a vehicle may be parked in the driveway without overhanging the public right-of-way or across the sidewalk in violation of the Rapid City Municipal Code. The site plan identifies that direct access from the apartment building is not being taken from Anamosa Street nor are there garages proposed along this area of the property. As such, staff is recommending that the proposed front yard setback be allowed as proposed.

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 October 6, 2005 Planning Commission meeting if these requirements have not been met.