

STAFF REPORT
October 27, 2005

No. 05PD040 - Planned Residential Development - Initial and Final Plan to allow the construction of 20 duplexes and one four plex **ITEM 32**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PD040 - Planned Residential Development - Initial and Final Plan to allow the construction of eight duplexes and one four plex
EXISTING LEGAL DESCRIPTION	The east 105 feet of Tract BD, Big Sky Subdivision, located in the SE1/4 NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract J, a subdivision of Tract BD, Big Sky Subdivision, located in the SE1/4 NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	Adjacent to the west side of Degeest Street, between Homestead Street and Berniece Street
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation)
South:	Medium Density Residential District (Planned Development Designation)
East:	Low Density Residential District
West:	Office Commercial District (Planned Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/10/2005
REVIEWED BY	Todd Tucker / Michelle Horkey / Marcia Elkins

RECOMMENDATION:

Staff will provide a recommendation prior to the Planning Commission meeting on October 27, 2005.

GENERAL COMMENTS: (October 21, 2005 Update) The applicant submitted a revised plan on October 12, 2005. Staff has not yet completed their review of the revised

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information. Staff will provide a recommendation to the Planning Commission prior to the October 27, 2005 Planning Commission meeting.

(September 16, 2005 Update) The applicant indicated this afternoon that the revised information will be submitted in approximately two weeks. He has requested that the application be continued to the October 27, 2005 Planning Commission meeting.

(September 2, 2005 Update) This morning the applicant requested that this item be continued to the September 22, 2005 Planning Commission meeting. He has indicated that a revised plan will be submitted in the near future. Depending on the nature of the revisions, the applicant may need to either submit a revised plan for review or resubmit an application if it is not within the scope of the project as previously advertised. Staff will work with the applicant to determine the appropriate course of action and insure that all legal notice requirements are met.

(August 19, 2005 Update) As of this writing, the applicant has not submitted the required information. Staff will inform the Planning Commission if this information has not been received, reviewed and approved prior to the Planning Commission meeting.

(This Staff Report was revised on July 12, 2005. All revised and/or added text is shown in bold text.) This item was continued at the July 7, 2005 Planning Commission meeting to allow time for the applicant to make the necessary revisions to the submitted plans and to submit the additional required information. As of this writing, the applicant has not submitted the required information. However, the applicant has indicated that they are currently working on the necessary revisions.

The subject property is located on the west side of Degeest Drive between Berniece Street and Homestead Street. The subject property is currently void of any structural development. The applicant is requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the construction of eight duplexes and one four-plex in the Medium Density Residential Zoning District.

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 and that a Certificate of Occupancy must be obtained prior to occupying the building.

Air Quality Permit: Staff noted that the area of disturbance exceeds one acre in size. As such, an Air Quality Permit must be obtained.

Design Features: The submitted site plan identifies that eight duplexes and one four-plex totaling 25,320 square feet are proposed to be constructed on the subject property. The submitted building elevation drawings show that the proposed structures will be two stories with a total height of 24 feet. The exterior of the proposed structures will be finished with

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earth-toned siding and rock walls.

Setbacks: The applicant has requested various reduced setbacks for the structures within the Planned Residential Development. The applicant has requested that the minimum required front yard setback along Degeest Street be reduced from 25 to 15 feet to the residence. The applicant has also requested that the minimum required front yard setback along Berniece Street be reduced from 25 feet to 19 feet. Staff noted the Planning Commission and City Council have supported a reduction of front yard setbacks in other Planned Residential Developments with a minimum front yard setback of 15 feet for the dwelling unit portion of the structures. As such, staff recommends a minimum front yard setback of 15 feet in front of the residence be provided along Degeest Street and that a minimum 19-foot front yard setback to the residence be provided along Berniece Street.

Staff noted that the proposed front yard setback along Homestead Street is 35 feet with a rear yard setback of 26 feet, which is in compliance with the zoning regulations.

Parking: The Rapid City Municipal Code requires that 30 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 30 off-street parking stalls being provided with 20 located within single car garages and 10 located outside the proposed structures. The proposed parking is in compliance with Section 17.50.270 of the Rapid City Municipal Code.

Access: The applicant's site plan shows the northern most driveway approach on the corner of Degeest Drive and Berniece Street within the 85 feet driveway separation required by the Street Design Criteria Manual and within the platted non-access easement. Due to the limited traffic anticipated near the intersection of Degeest Drive and Berniece Street, staff is recommending that an exception to the Street Design Criteria Manual be granted to reduce the driveway separation width from 85 feet to 75 feet for the northern most driveway approach within the Planned Residential Development. However, staff also noted that the applicant must also vacate that portion of the non-access easement being encroached upon, prior to issuance of a Building Permit.

Landscaping: The proposed Planned Residential Development will require that a minimum of 56,340 landscaping points be provided with a minimum of 28,133 points located either in or within 20 feet of the parking lot. The applicant's landscape plan shows 66,340 landscaping points being provided with 29,000 points located either in or within 20 feet of the parking lot. The proposed landscaping plan is in compliance with Section 17.50.300 of the Rapid City Municipal Code.

Signage: Section 15.28.220 of the Rapid City Municipal Code allows one square foot per dwelling unit of total area for wall or ground signs for residential entities on the premises. As such, a total of 20 square feet of signage is allowed within the Planned Residential Development. The applicant has not submitted any information regarding the size or location of any signage on the subject property. Prior to Planning Commission approval, the applicant must submit a detailed sign package including the size and location of any ground and wall signs if any signage is proposed.

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Fire Safety: The proposed four plex must be fully fire sprinklered and alarmed/detected as per the International Fire Code. Staff also noted that the fire hydrants shown on the site plan appear to be adequate in number and location. Staff noted that all fire hydrants must be in place and operational prior to any building construction. The proposed structures must have 12-inch address numbers and be plainly visible from the public right-of-way.

Utilities: Staff noted that the site plan submitted does not show the location of the gas, electricity and communications lines within the public right-of-way. As such, the applicant must submit a revised site plan showing the location of the gas, electricity and communication lines located within the public right-of-way prior to Planning Commission approval.

Staff noted that information regarding the sizes and construction materials of the water mains must be submitted for review and approval prior to Planning Commission approval. Staff also noted that the applicant must identify if the proposed water system will be private or public water mains. Staff noted that a revised site plan showing the location of the curb stops must be provided for review and approval prior to Planning Commission approval. Prior to Planning Commission approval a profile of the new water line must be provided for review and approval. Staff noted that the public water line must be a minimum of five feet from the property line for maintenance and that this must be labeled on the plans.

Drainage and Grading: Staff noted that the final grades must be shown on the site plan. Staff also noted that the applicant must submit a drainage plan identifying if the drainage will be discharged into the street and if so street flow calculations must be provided for review and approval. Staff also noted that the subdivision plans for Degeest Drive show four storm inlets near the second most southerly driveway approach in a different configuration than the submitted site plan for the Planned Residential Development. Prior to Planning Commission approval the applicant must provide an explanation of the change.

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 7, 2005 Planning Commission meeting if these requirements have not been met.

The required sign has been posted on the subject property and the receipts from the required notifications have been returned.

Staff will provide a recommendation prior to the Planning Commission meeting on October 27, 2005.