

STAFF REPORT
November 10, 2005

No. 05PD070 - Planned Residential Development - Initial and Final Development Plan **ITEM 32**

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Eagle Ridge I, LP
REQUEST	No. 05PD070 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Commencing at the center of Section 24, travel 201.3 feet at a bearing N00 11'58"E to the Point of Beginning. Continuing at the Point of Beginning; thence travel N89 37'05"W at distance of 230.98 feet to a point; thence 636.20 feet along the arc of a curve curving to the left and having a radius of 2109.86 feet and a tangent length of 320.53 feet and a chord bearing of S81 44'37"W with a distance of 633.79 feet; thence N24 48'52"E a distance of 735.16 feet to a point; thence N43 31'04"E a distance of 129.39 feet to a point; thence N54 29'09"E a distance of 150.20 feet to a point; thence 182.83 feet along the arc of a curve curving to the left and having a radius of 224.00 feet and a tangent length of 96.85 feet and a chord bearing of S66 37'03"E with a distance of 177.80 feet; thence east a distance of 66.19 feet to a point; thence 112.97 feet along the arc of a curve curving to the right and having a radius of 374.00 feet and a tangent length of 56.92 feet and a chord bearing of S81 20'47"E with a distance of 112.54 feet; thence travel S00 11'58"W a distance of 671.39 feet to the Point of Beginning; containing 10.84 acres or 472341.11 square feet more or less or more generally described as the property located in the SE1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.9 acres
LOCATION	At the northwest corner of the intersection of Catron Boulevard and Fifth Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Highway Services District (Pennington County)
East:	Medium Density Residential District - Office Commercial District
West:	Low Density Residential District

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PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/14/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the site plan shall be revised to show the proposed ground sign. In particular, the proposed seven foot four inch high by ten foot wide ground sign shall be located a minimum ten feet from the lot line abutting Stumer Road. In addition, the signage shall comply with Section 15.28 of the Rapid City Municipal Code and shall conform architecturally to the proposed elevations and design plans submitted as part of this Initial and Final Planned Residential Development;
2. Prior to Planning Commission approval, construction sheets L2.20, L2.21 and L2.23 shall be sealed and signed by a Professional Engineer for the civil construction details, pavement sections and retaining wall design over four feet in height;
3. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
4. Prior to issuance of a building permit, a Final Plat shall be approved to insure that the access streets are located in public right(s)-of-way. In addition, all subdivision improvements shall be completed or surety posted for the improvements;
5. Prior to issuance of a building permit, the grading plan shall be revised to show drainage flow arrows indicating the direction of drainage. In addition, the drainage plan shall be revised to show the correct silt fence installation details in compliance with the Rapid City Standard Details;
6. A minimum of 246,698 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
7. The dumpster(s) shall be screened with an opaque screening fence;
8. A minimum of 222 parking spaces shall be provided with seven of the spaces being handicap accessible. In addition, one of the handicap spaces shall be "Van" accessible. A minimum of six planter islands shall be provided within the parking lot. Each planter island shall contain a minimum of one hundred square feet, and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base. All provisions of the Off-Street Parking Ordinance shall be continually met;
9. 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. All of the residential dwelling units or structures shall be sprinklered;
10. An Air Quality Permit shall be obtained prior to any disturbance of the soil(s) in excess of

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- one acre;
11. A storm water discharge permit shall be obtained as needed;
 12. Prior to issuance of a building permit, revised water and sewer plans shall be submitted for review and approval;
 13. Prior to issuance of a building permit, geotechnical information verifying design and pavement section shall be submitted for review and approval;
 14. Prior to issuance of a building permit, the construction plans shall be revised to show signing and pavement markings at access points and other appropriate locations;
 15. All provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Residential Development or a subsequent Major Amendment;
 16. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development; and,
 17. The Planned Residential Development shall allow for the construction of a 146 unit apartment complex with a leasing/administration office, a basketball court and accessory garages 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:

The applicant has submitted an Initial and Final Planned Residential Development to allow a 146 unit apartment complex with accessory structures to be constructed on the above legally described property. The applicant has indicated that the apartment complex will be constructed in two phases with Phase One consisting of eight-12 plexes, a leasing/administration office, a basketball court and accessory garages. Phase Two will consist of three-12 plexes, two-eight plexes and accessory garages. The project is to be known as "Black Hills Estates Eagle Ridge Apartments". The applicant has also submitted a Preliminary Plat to create 17 lots, including the subject property. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along Catron Boulevard. (See companion items 05PL190 and 05SV073.)

The subject property is located in the northwest corner of the intersection of Catron Boulevard and Fifth Street and is currently void of any structural development.

STAFF REVIEW:

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

Platting: As previously indicated, a Preliminary Plat has been submitted to create 17 lots, including the subject property. 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 apartments,

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leasing/administration office and garages will be constructed with a combination of wood, brick, glass, veneer siding and pre-finished metal trim and have earth tone colors. In addition, the twelve unit apartments will be three story and the eight unit apartments will be two story, all with a pitched asphalt shingled roof. The applicant has also indicated that the ground floor apartments will have private patios and be handicap accessible. The garage structures and the leasing/administration office will all be one story with a pitched asphalt shingled roof. Staff is recommending that the proposed structures conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development.

Signage: The applicant has submitted a sign package identifying a seven foot four inch high by ten foot wide ground sign to be located along the northern lot line. However, the site plan does not show the proposed sign. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show the proposed ground sign. In particular, the sign must be located a minimum distance of ten feet from Stumer Road and comply with Section 15.28 of the Rapid City Municipal Code. In addition, the sign must conform architecturally to the proposed elevations and design plans submitted as part of this Initial and Final Planned Residential Development.

Parking: The 146 unit apartment complex requires that a minimum of 222 parking spaces be provided. However, the applicant's site plan identifies that 272 parking spaces are being provided requiring that a minimum of seven of the spaces be handicap accessible. In addition, seven of the spaces must be "van" handicap accessible. The site plan also identifies that 92 parking stalls will be provided in the proposed garages for a total of 364 parking spaces. Staff is recommending that all provisions of the Off-Street Parking Ordinance shall be continually met.

Water and Sewer: The water and sewer plans must be revised as shown on the redlined drawings of the construction plans. Staff is recommending that prior to issuance of a building permit, the construction plans be revised as identified.

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. In addition, all of the residential structures or dwelling units must be sprinklered. Staff is recommending that all International Fire Codes be continually met.

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 November 10, 2005 Planning Commission meeting if these requirements have not been met.