

STAFF REPORT
December 8, 2005

**No. 05PD078 - Planned Residential Development - Final ITEM 18
Development Plan**

GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLP for Vaughn Bay Construction
REQUEST	No. 05PD078 - Planned Residential Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	West 932 feet of the south 377 feet of the SE1/4 SE1/4, less the North 35 feet dedicated as Thrush Drive, all located in the SE1/4, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.55 acres
LOCATION	West of West Boulevard North between Thrush Drive and Anamosa 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	11/10/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Residential Development - 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. An Air Quality Permit shall be obtained prior to any disturbance of the soil(s) in excess of one acre;
3. Prior to issuance of a building permit, a revised erosion control plan shall be submitted for review and approval. In particular, the plan shall be revised to show the stabilized construction entrance;
4. Prior to issuance of a building permit, the grading plan shall be revised to show drainage

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- flow arrows indicating the direction of drainage;
5. Prior to issuance of a building permit, design calculations and details for retaining walls in excess of four feet high shall be submitted for review and approval. In addition, the plans shall be stamped by a Professional Engineer;
 6. Prior to issuance of a building permit, revised water and sewer plans shall be submitted for review and approval;
 7. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Growth Management Department;
 8. A minimum of 103,995 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;
 9. A minimum of 81 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;
 10. 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;
 11. The air handling equipment located on the west side of the commons building shall be screened with an opaque screening fence;
 12. The dumpster(s) shall be screened with an opaque screening fence;
 13. All signage shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Residential Development. In addition, a sign permit shall be obtained for each individual sign;
 14. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development;
 15. The minimum required setbacks are hereby reduced from 25 feet to 20 feet along the east lot line for the proposed apartment building and from 25 feet to 17 feet 4 ¾ inches between the proposed apartment building and the future dedicated right-of-way for Anamosa Street. All other provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a Major Amendment to the Planned Residential Development;
 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. The Planned Residential Development shall allow for the construction of a 54 unit apartment complex with a leasing/administration office within a commons building and accessory garages on the property. However, the Planned Residential Development shall expire if no work has commenced within two years of the date of approval by the Planning Commission.

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GENERAL COMMENTS:

The applicant has submitted a Final Planned Residential Development to allow a 54 unit 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".

On October 6, 2005, the Planning Commission approved an Initial Planned Commercial Residential Development to allow the 54 unit apartment complex to be located on the property. On November 7, 2005, the City Council approved a Vacation of Right-of-way to vacate 23.05 foot wide portion of Thrush Drive located along the north lot line of the subject property. In addition, the City Council approved a Vacation of Utility Easement to vacate a 50 foot side utility easement located on the subject property. (See companion items 05PD067, 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 and Final Planned Residential Development and has noted the following considerations:

Design Features: The applicant has indicated that the proposed apartments, commons building and garages will be constructed with a combination of wood, glass and drivet using wood frame construction clad with lap siding and have asphalt shingles. The structures will also be designed with earth tone colors. In addition, the apartment complex will consist of two and three story buildings with six to 14 units per building. The applicant has also indicated that the apartments will have private patios and/or decks. The garage structures and the common building 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 Final Planned Residential Development.

Signage: The applicant has submitted a sign package identifying two - three foot high by three foot ten inch wide ground sign(s) to be located at each of the two entrances on Anamosa Street. In addition, the applicant has indicated that the signs will be constructed with wood and designed with the same color palette as the proposed apartments. Staff is recommending that the signs conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development.

Parking: The 54 unit apartment complex requires that a minimum of 81 parking spaces be provided. In addition, four of the spaces must be handicap accessible with one of the four spaces being "van" accessible. The applicant's site plan identifies that 99 parking spaces are being provided with eight handicap spaces. In addition, one of the spaces is "van"

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accessible. The site plan also identifies that 23 parking stalls will be provided in the proposed garages for a total of 122 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.

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 Final Planned Residential Development or a subsequent Major Amendment.

Anamosa Street: Anamosa Street is located along the south lot line of the subject property and is classified as 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 some other means.

The applicant has indicated that the proposed apartment building located along Anamosa Street will be located 17 feet 4 $\frac{3}{4}$ 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

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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 December 8, 2005 Planning Commission meeting if these requirements have not been met.