

STAFF REPORT
January 5, 2006

No. 05PD089 - Planned Residential Development - Initial and Final Development Plan

ITEM 29

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PD089 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Tract G of Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.94 acres
LOCATION	At the southwest corner of the intersection of Homestead Street and Aurora Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	No Use District
East:	Medium Density Residential District (Planned Development Designation) - Low Density Residential District - No Use District
West:	Medium Density Residential District (Planned Residential Development) - No Use District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	12/9/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the January 26, 2005 Planning Commission.

GENERAL COMMENTS: The subject property is located south of Homestead Street between Degeest Street and Aurora Drive. The subject property is currently zoned Medium Density Residential with a Planned Development Designation. The applicant is requesting an Initial and Final Planned Residential Development be approved to allow the construction of multi-family structures on the above legally described property.

The applicant has submitted a request to construct a 52 multi-family unit complex with four garages, parking lots, and a basketball and tennis court. The Planned Development is

STAFF REPORT
January 5, 2006

No. 05PD089 - Planned Residential Development - Initial and Final Development Plan

ITEM 29

located adjacent to a single family residential district. Staff has reviewed the request and has noticed several items that need to be addressed prior to Planning Commission approval.

STAFF REVIEW: Staff has reviewed the Planned Commercial Development – Initial and Final Development Plan and has noted the following information must be submitted:

- A drainage plan for the Planned Development shall be submitted for review and approval as no drainage plan was submitted.
- A lighting plan for the Planned Development shall be submitted for review and approval as no lighting plan was submitted.
- A revised grading plan for the parking lots that meets the handicapped parking requirements shall to be submitted for review and approval.
- A signage package must be submitted for review and approval. If no signage is requested a letter stating no signage is being proposed shall be submitted.
- A revised site plan must be submitted for review and approval showing the parking lot(s) shifted to the north to meet the 15 foot setback requirements between a parking lot and a single family residential development or the applicant must demonstrate that a buffer is being provided between the parking lot(s) and the adjacent single family residential development.
- The site plan shows a basketball court within eight feet of the adjacent single family residential development. A revised site plan shall be submitted for review and approval showing the basketball court relocated away from the single family residential developments as to not create noise that may be injurious to the surrounding neighborhood or that the basketball court has been removed from the site.
- A revised landscaping plan shall be submitted for review and approval showing landscaping between the parking lots and the single family residence as required.

Staff recommends that the Initial and Final application for the Planned Residential Development be continued to the January 26, 2006 Planning Commission to allow the applicant time to submit the requested information.