

STAFF REPORT
January 26, 2006

No. 05PD085 - Planned Residential Development - Initial and Final Development Plan **ITEM 61**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Del Vandenhoeck (Lifestyle Homes)
REQUEST	No. 05PD085 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 5, Kateland Subdivision all located in the SE1/4 of the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.24 acres
LOCATION	At the northwest corner of the intersection of Country Road and Erleen Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District (Planned Residential Development)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/9/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial and Final Development Plan be **denied without prejudice**.

GENERAL COMMENTS: **This staff report has been revised as of January 17, 2006. All revised and/or added text is shown in bold print.** The subject property is located west of Haines Avenue at the northwest corner of the intersection of Country Road and Erleen Street. Property located north of the subject property is zoned Medium Density Residential District. Property located south of the subject property is zoned Low Density Residential District. Property located east of the subject property is zoned Medium Density Residential with a Planned Residential Development. Property located west of the subject property is zoned General Agriculture District by Pennington County. The applicant is proposing to construct twenty four condominium units on the property. The property is located in an area that is currently being developed as single and multifamily residential uses. The applicant is

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requesting several exceptions to the Rapid City Municipal Code through this Planned Residential Development to include: A maximum lot coverage that exceeds the 30% regulation, a reduction in the number of landscaping points within 20 feet of a parking lot, waiving the requirement for a parking lot island, allowing a parking lot configuration that does not meet the Municipal Codes, and a reduction in the dimension of the Fire Lane.

STAFF REVIEW: Staff has reviewed the Planned Residential Development – Initial and Final Development Plan and has noted the following issues:

Intensity of Use: For multiple-family structures, there shall be a lot area of not less than five thousand square feet plus an additional one thousand five hundred square feet for each multiple-family unit. Twenty four units are allowed on the 54,014 square foot lot. However, the square footage of the living area and garage total 18,512 square feet or 34% lot coverage. This exceeds the 30% lot coverage allowed in the Rapid City Municipal Code for Medium Density Residential Zoning Districts. Staff is requesting that the plans be revised to conform to the Zoning Regulations.

Fire Lane: The size of the fire lane located on the site plan is 14 feet. This is not adequate for turnaround space for fire truck apparatus. A revised site plan showing adequate turnaround space, as per the Fire Department requirements, shall be submitted for review and approval prior to the Planning Commission meeting. **Staff has met with the applicant and clarified that the fire lane turnaround is 18 feet. An additional 14 feet between the garages has been identified as a fire lane only to discourage any potential illegal parking in the fire lane. The 18 foot turnaround is adequate for the fire truck apparatus. The lane will be marked as “no parking”. (Revised 1-17-06)**

Parking: The number of off-street parking spaces required on the subject property is 48 spaces. The applicant’s site plan indicates off-street parking spaces located behind the garages that do not meet the requirements of the off-street parking regulations. In particular, the site plan shows 24 spaces within the garage(s) and 24 spaces behind the garage(s). The site plan indicates that 25 off-street parking spaces meet the parking regulations. Staff is recommending that a revised site plan be submitted for review and approval prior to the Planning Commission meeting.

Landscaping: Requirements for landscaping indicated that 35,502 points shall be provided. The site plan indicates 37,360 points of landscaping are being provided. However, 50% of the points must be located within 20 feet of the parking lot. In addition, the parking regulations require a landscaped parking island in the parking lot. These requirements have not been met. A revised site plan meeting the landscaping regulations shall be submitted for review and approval prior to the Planning Commission meeting. **In addition, 50% of the plant material shall be visible from the single family residential district. This would include the property located north and west of the subject property. (Revised 1-17-06)**

Building codes: The building plans submitted by the applicant do not meet the required building codes. Staff recommends that the applicant review the red line comments and submit

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revised building plans that comply with all building codes. The red line plans shall be returned to the Growth Management Division along with the new revised drawings. **Staff has met with the applicant regarding the building code issues. The applicant will be reviewing the red line drawings and will submit a revised set of drawings showing that the building plans comply with all building codes prior to final approval of the Planned Residential Development. (Revised 1-17-06)**

Red line comments: Staff reviewed the plans as submitted and requests the following information: proposed contours and some spot elevations, erosion and sediment control plan, calculations demonstrating that pre-developed drainage flows are not exceeded with the proposed development or provide onsite detention, show pavement section and define the fire lane pavement, and show water and wastewater utilities. The applicant has received the red line comments and is to submit the information prior to final approval of the Planned Residential Development. (Revised 1-17-06)

Sight Triangle: It appears that the sign located on the site plan is located within the sight triangle at a stop controlled intersection. In addition, a handicapped off-street parking space is also located within the sight triangle. A revised site plan shall be submitted that indicates that the proposed sign and parking space is located outside the sight triangle requirement.

As of this writing, the required Planned Residential Development sign has been posted on the property but the receipts from the required certified mailings have not been returned. Staff will notify the Planning Commission at the January 5, 2006 Planning Commission meeting if this requirement has not been met.

Staff is recommending that the Planned Residential Development – Initial and Final Development Plan be continued to the January 26, 2006 Planning Commission meeting at the applicant's request to allow the property owner to review the issues on the subject property with staff and possibly submit a revised site plan that would allow the property to be in compliance with the Rapid City Municipal Code through a Planned Residential Development.

Recommendation: Staff has met with the applicant and reviewed the outstanding issues regarding this Planned Residential Development. A revised site plan needs to be submitted to show that all the issues have been addressed, to include parking, landscaping, sight triangle, and lot coverage. It appears that the proposed site plan indicates that the property cannot adequately serve the number of units proposed. The applicant does not propose to submit an additional site plan. Staff is recommending that the Planned Residential Development – Initial and Final Development Plan be denied without prejudice. (Revised 1-17-06)