

STAFF REPORT
January 26, 2006

No. 05PD092 - Planned Residential Development - Initial and Final Development Plan **ITEM 37**

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for ARC International
REQUEST	No. 05PD092 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of C1 and 1/2 vacated Marshall Boulevard, Lot C2 and 1/2 vacated Marshall Boulevard all located in Marshall Heights Tract, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.72 acres
LOCATION	1202 and 1404 North Maple Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Public District - Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/29/2005
REVIEWED BY	Travis Tegethoff / Bob Dominicak

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the February 9, 2006 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Development Plan for a Planned Residential Development. The subject property is located north of East Anamosa Street and south of Crestwood Drive between North Maple Avenue and Herman Street. Currently, a church and parking lot are located on the property. The applicant has submitted plans proposing to construct an addition onto the existing structure that consists of a gymnasium, classrooms, concession area, youth café, office and storage to be located within the Planned Residential Development.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code.

Building Permits: Staff noted that a building permit must be obtained prior to any construction

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and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements found in Section 17.10.050 of the Rapid City Municipal Code.

Building Height: Staff noted that the applicant's plans meet all the building height requirements found in Section 17.10.060 and Section 17.50.260 (C) of the Rapid City Municipal Code.

Parking: Staff noted that additional information on the use of the building would need to be provided before accurate parking requirements could be determined. Staff also noted that the appropriate handicap parking signs to be installed must be shown. Prior to Planning Commission approval, a complete parking plan must be submitted for review and approval.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. Staff noted that no lighting package was submitted with the application. Prior to Planning Commission approval, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to reflect light toward the parking areas.

Signage: Staff noted that no sign package was submitted with the application. Prior to Planning Commission approval, a sign package must be submitted showing all signage provided.

Screening: Staff noted that the location of dumpsters or exterior air handling units was not indicated on the plans. Prior to Planning Commission approval, a revised plan must be submitted showing the location and screening of these items.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted shows 150,500 landscaping points provided which exceeds the 150,400 points required. A minimum of fifty percent of the required landscaping shall be located in the parking lot or within twenty feet of the parking lot. The landscape plan submitted shows 75,600 landscaping points provided within the parking lot area which exceeds the 75,200 points required. However, no information on the species of plants or the size of plants was indicated on the plan. Prior to Planning Commission approval, a revised landscape plan must be submitted showing species and size of plant material for review and approval.

Fire Safety: Staff noted that the minimum fire flow and flow duration for buildings other than one and two family dwellings shall be as specified in Table B105.1 of the 2003 International Fire Code. Staff noted the new additions to the existing structure shall be fully fire sprinkled and fire alarmed/detected and any changes to the existing structure shall also be fully fire sprinkled and fire alarmed/detected at the time of construction. Any portion of the existing structure not immediately affected by the additions shall be fully fire sprinkled at a later date to be determined. Staff also noted that addressing of the structure shall be in compliance with the 2003 International Fire Code.

Drainage and Grading: Staff noted that the drainage and grading plans submitted must be done

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according to Rapid City Drainage Criteria Manual and City of Rapid City Standard Specifications for Public Works Construction, 2004 Edition. Staff noted that information in the drainage report did not correspond with information on the plans. Staff also noted that information must be provided on how the gate at the retention pond will be locked and the amount of free board that is being provided for the retention pond. Prior to Planning Commission approval a revised grading and drainage plan must be submitted for review and approval as identified.

Water System: Staff noted that the plans must show six feet minimum bury depth on profile. Staff also noted the City of Rapid City Standard Specifications for Public Works Construction, 2004 Edition requires thrust blocks, joint restraints may be used only with prior approval of the Public Works Director. Prior to Planning Commission approval a revised plan must be submitted for review and approval.

Street System: Staff noted that the proposed Initial and Final Planned Residential Development includes two lots, owned by the applicant. In addition, the site plan shows the structural development and a portion of the parking lot on Lot C2 with the balance of the parking lot on Lot 1 of C1. Staff is recommending that a developmental lot agreement be signed prior to issuance of a building permit.

On January 16, 2006 the applicant requested that the item be continued to the February 9, 2006 Planning Commission Meeting to allow the issues as identified above to be addressed.

Staff is recommending that this item be continued to the February 9, 2006 Planning Commission Meeting as requested by the applicant.

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