

STAFF REPORT
February 9, 2006

No. 05PD089 - Planned Residential Development - Initial and Final Development Plan **ITEM 14**

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 **approved with the following stipulations:**

- 1. The approved uses include three 12 unit multi-family dwelling unit buildings, two eight unit multi-family dwelling units buildings, two five stall garage buildings, and two ten stall garage buildings;**
- 2. All on site signage shall comply with all provisions of the Sign Code;**
- 3. The landscaping plan shall continually comply with the requirements of the Zoning Ordinance;**
- 4. The proposed structures shall conform architecturally to the plans and elevations submitted;**
- 5. All applicable provisions of the Uniform Fire Code shall be continually met. In**

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- particular, hydrants shall be in place and operational prior to or in conjunction with building construction, and all structures within the apartment complex portion of the Planned Residential Development, except for the garages, shall be fully fire sprinkled and alarmed;
6. The minimum required 15 foot set back for parking lots is hereby reduced to five feet with the requirement that landscaping shall be provided as a buffer between the parking lot and the single family residential district as shown on the approved site plan;
 7. The Parking Plan shall continually comply with all requirements of the Zoning Ordinance;
 8. Prior to Planning Commission approval, revised construction plans must be submitted addressing the redline comments by Staff; and;
 9. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by Planning Commission, or if the use as proposed has ceased for a period of two years.

GENERAL COMMENTS: (Update, February 1, 2006. All revised and/or added text is shown in bold print.) The applicant has requested that the application for the Layout Plat be continued to the February 23, 2006 Planning Commission to allow the applicant time to provide the additional information.

The applicant is requesting approval of an Initial and Final Development Plan for a Planned Residential Development. The proposed Planned Residential Development 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 has submitted floor plans and elevation drawings for the proposed structures located within the Planned Residential Development. The applicant has indicated that three 12 unit buildings and two eight unit buildings, two five stall garages and two ten stall garages will be located within the apartment complex of the development. Currently, the site of the proposed residential development is void of any structural development and is located adjacent to a single family residential district. In addition the applicant has requested that the setback requirement of 15 feet between the parking lot and the lot line of the Single Family Residential District be reduced to five feet with a landscaping buffer between the parking lot and the lot line.

STAFF REVIEW: The purpose of planned development is to provide deviation from conventional zoning and subdivision regulations in order to provide optional methods of land development. Planned developments also allow a mix of land uses which are compatible and well integrated. They provide an adequate review procedure which promotes the proper development or environmentally sensitive areas, and they promote compatibility with adjacent land use and available public facilities.

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.

Setbacks: The applicant has requested that the setback between the parking lot and the

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lot line of the Single Family Residential District be reduced from 15 feet to five feet on the parking lots located between buildings three and four and buildings four and five of the Homestead Gardens Apartments. Staff recommends that a five foot setback between the parking lot and lot line of the single family residence district be provided with sufficient landscaping material between the parking lot and the residential family district to provide an adequate buffer. In addition, all provisions of the Medium Density Residential Zoning District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

Non-Access Easement: The plat document shows that the driveway to the parking lot between buildings three and four is located within the recorded non-access easement. Staff has noted that the driveway will have to be relocated, or that the plat recorded non-access easement shall be vacated.

Parking: The number of parking spaces required for the subject property is identified as 78 with four being handicapped accessible. Staff noted that the applicant's plan shows 101 off street parking stalls, with five handicapped stalls shown on the site plan.

On February 1, 2006 Dream Design International submitted a revised site plans showing that the driveway to the parking lot located between buildings three and four had been relocated out of the non-access easement. Staff will review the new site plans and advise Planning Commission if the plans meet all applicable City's Standards.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. The applicant has submitted a lighting package. The proposed lighting package meets all requirements of Section 17.50.270 of the Rapid City Municipal Code.

Signage: The applicant's site plan shows a seven foot by four foot six inch wide ground sign located along Homestead Street. The proposed sign meets all requirements of the Sign Code found in Section 15.28 of the Rapid City Municipal Code.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided for properties with multi family housing. The site plan submitted shows 108,790 landscaping points provide which exceeds the 98,770 points required.

Fire Safety: Staff noted that fire hydrants shall be in place and operational prior to or in conjunction with building construction. Staff noted that structure within the apartment complex portion of the development, except the garages, shall be fully fire sprinkled.

Staff recommends the Planned Residential Development Initial-Final be approved with the above stated stipulations.