

STAFF REPORT  
April 20, 2006

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**No. 06PD016 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 22**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Lifestyle Homes
REQUEST	<b>No. 06PD016 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 1 of Block 5 and Lot 11 of Block 4, Kateland Subdivision, located in the SE1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.413 acres
LOCATION	At the northwest corner of the intersection of Country Road and Earleen 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 Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/24/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that only the Planned Residential Development - Initial Development Plan be approved with the following stipulations:

1. Prior to approval of the Final Development Plan, the applicant shall submit a revised site plan for review and approval showing a minimum 22 foot access lane between garages, relocating the parking lot a minimum of 5 feet from the west property line and addressing all red line comments;
2. An exception is hereby granted to reduce the minimum required front yard setback for the 16 unit detached garage from 25 feet to 21 feet along Country Road;
3. An exception is hereby granted to increase the maximum allowable lot coverage from 30% to 31%;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
5. All International Fire Codes shall be continually met;

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6. Prior to approval of the Final Development Plan, the applicant shall submit a revised landscape plan for review and approval showing a 5 foot landscape buffer along the west property line and a 5 foot high opaque fence adjacent to the parking lot;
7. An Air Quality Permit shall be obtained prior to issuance of a building permit;
8. A Special Exception is hereby granted to allow 26 feet wide driveway openings in lieu of the maximum 20 feet in width required as per Section 8.2.1 of the Street Design Criteria Manual;
9. A Special Exception is hereby granted to allow access from the higher order street as per Section 8.2.1 of the Street Design Criteria Manual; and,
10. Prior to approval of the Final Development Plan, the applicant shall submit a revised set of drawings for review and approval showing that the building plans comply with all building codes.

**GENERAL COMMENTS:** The subject property is located west of Haines Avenue at the northwest corner of the intersection of Country Road and Earleen 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 requesting two exceptions to the Rapid City Zoning Ordinance through this Planned Residential Development to include: an increase in the maximum allowable lot coverage from 30% to 31% and a decrease in the front yard setback for detached garages from 25 feet to 21 feet along Country Road. In addition, the applicant is requesting two exceptions to the Street Design Criteria Manual to include: an exception to the maximum width of driveway openings and an exception to allow access from the higher order street.

On February 20, 2006 City Council denied with out prejudice the applicant's request for a Planned Residential Development – Initial and Final Development Plan. The applicant has since revised the plans and is requesting approval of a Planned Residential Development – Initial Development Plan.

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

**Air Quality Permit:** Staff noted that an Air Quality Permit shall be obtained prior to issuance of a building permit.

**Setbacks:** Staff noted that the applicant's site plan meets all the setback requirements found in Section 17.12.050 of the Rapid City Municipal Code. However, to provide adequate access for emergency vehicles staff would recommend an exception be granted to reduce the minimum required front yard setback for the 16 unit detached garage from 25 feet to 21 feet along Country Road. Prior to approval of the Final Development Plan the applicant shall submit a revised site plan for review and approval.

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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 61,550 square foot lot. However, the square footage of the living area and garage total 19,040 square feet or 31% lot coverage. This exceeds the 30% lot coverage allowed in the Rapid City Municipal Code for Medium Density Residential Zoning Districts. Staff is recommending an exception be granted to increase the maximum allowable lot coverage from 30% to 31%.

Fire Lane: Staff noted the size of the fire lane between the garages is 18 feet. The Fire Department has approved the 18 foot fire access between the garages but as stated previously staff is recommending an exception be granted to reduce the minimum required front yard setback for detached garages from 25 feet to 21 feet along Country Road to improve emergency access.

Parking: The number of off-street parking spaces required on the subject property is 48 spaces. The applicant's site plan indicates that 53 off-street parking spaces with two van accessible spaces will be provided. Staff noted that the proposed parking plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Landscaping: Requirements for landscaping indicated that 42,510 points shall be provided. The site plan indicates 45,410 points of landscaping are being provided. However, staff noted that no landscape buffer is provided between a portion of the parking lot and the adjacent property to the west. Staff is recommending that a five foot landscape buffer be planted along the west property line and five foot high opaque fence be constructed adjacent to the parking lot. Prior to approval of the Final Development Plan a revised landscape plan shall be submitted for review and approval.

Driveway Approaches: Staff noted that Section 8.2.1 of the Street Design Criteria Manual states that the driveway opening shall be no more than twenty feet in width in residential areas. The two proposed driveway openings are 26 feet in width. As such, staff is recommending a Special Exception be granted to allow 26 feet wide driveway openings in lieu of the maximum 20 feet in width required as per Section 8.2.1 of the Street Design Criteria Manual.

Access: Staff noted that Section 8.2.1 of the Street Design Criteria Manual states access will be permitted on the less traveled street frontage, where standards can be met. To provide for adequate emergency access through the site the applicant is proposing to access the site from both Earleen Street and the higher order street which is Country Road. As such, staff is recommending a Special Exception be granted to allow access from the higher order street as per Section 8.2.1 of the Street Design Criteria Manual.

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 revised building plans that comply with all building codes. The red line plans shall be returned to the Development Service Division along with the new revised drawings. Staff

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has met with the applicant regarding the Building Code issues. The applicant has indicated they 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 approval of the Final Development Plan.

Red line comments: Staff reviewed the plans as submitted and requests that the following information be included on the site plan: 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 has indicated that they will submit the required information prior to approval of the Final Development Plan.

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 April 20, 2006 Planning Commission meeting if this requirement has not been met.

Staff recommends that only the Planned Residential Development - Initial Development Plan be approved with the above stated stipulation.