

STAFF REPORT
May 25, 2006

No. 06PD024 - Major Amendment to a Planned Residential Development **ITEM 28**

GENERAL INFORMATION:

PETITIONER	TSP, Inc. for Mercy Housing South Dakota LLC
REQUEST	No. 06PD024 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 14 thru 28, Block 7, South Robbinsdale Addition No. 2, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.61 acres
LOCATION	408-432 East Fairlane Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/28/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

1. Prior to any construction, a Building Permit shall be obtained, and a Certificate of Occupancy shall be obtained prior to occupancy of the proposed community building;
2. The uses allowed within the Planned Residential Development shall be limited to a maximum of 60 dwelling units and a community building. In addition, the use of the community building shall be limited to the residents of the Planned Residential Development;
3. All structural setbacks shall comply with Section 17.12.050 of the Rapid City Municipal Code;
4. The parking plan shall continually comply with the approved parking plan;
5. The minimum required number of landscaping points to be provided within 20 feet of the parking lot is hereby reduced from 18,000 points to 11,490 points;

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6. The landscape plan shall continually comply with all other requirements of Section 17.50.300 of the Rapid City Municipal Code and the approved landscape plan;
7. The existing structures shall be fully fire sprinklered and fire alarmed as per the International Fire Code;
8. All applicable provisions of the International Fire Code shall be continually met;
9. The Meade-Hawthorne Drainage Basin fees shall be paid at the time a Building Permit is issued for the proposed new structure;
10. The dumpster locations shall continually comply with the approved plans; and,
11. The Major Amendment to a Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The subject property is located north of Fairlane Drive between Ivy Avenue and Elm Avenue. Five existing multi-family structures are located on the subject property.

On July 21, 2005 Planning Commission approved with stipulations a Planned Residential Development – Initial and Final Development Plan to allow the construction of a community building and the expansion of the existing structures.

The applicant is now proposing to reduce the amount of landscaping located within 20 feet of the parking lot, reduce the number of parking stalls, and relocate the dumpsters as previously approved as part of the Planned Residential Development – Initial and Final Development Plan.

STAFF REVIEW: Staff has reviewed the Major Amendment to a Planned Residential Development and has noted the following considerations:

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and a Certificate of Occupancy must be obtained prior to occupancy of the proposed community building.

Setbacks: The applicant's site plan shows that the existing and proposed structures are in compliance with all setback requirements of Section 17.12.050 of the Rapid City Municipal Code.

Parking: The Rapid City Municipal Code requires that 90 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 92 off-street parking stalls provided. Staff noted that as part of the approval of the Planned Residential Development – Initial and Final Development Plan the minimum required access aisle for the 79 parking stalls located adjacent to the alley right-of-way was reduced from 26 feet to 20 feet. In addition, the requirement precluding vehicles from backing into the right-of-way was waived. Staff noted that parking layout meets all the other requirements of Section 17.50.270 of the Rapid City Municipal Code.

Landscaping: The Rapid City Municipal Code requires that a minimum of 82,513 landscaping

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points be provided. Staff noted that as part of the approval of the Planned Residential Development – Initial and Final Development Plan the minimum required number of landscaping points to be provided within 20 feet of the parking lot was reduced from 41,257 points to 18,000 points. The applicant is now proposing to reduce the minimum required number of landscaping points to be provided within 20 feet of the parking from 18,000 points to 11,490 points do the limited amount of area around the parking lot where landscaping can be placed. The applicant's landscape plan shows 85,945 landscaping points being provided with 11,490 points located within 20 feet of the parking lot. Staff is recommending that the minimum required number of landscaping points to be provided within 20 feet of the parking lot be reduced from 18,000 points to 11,490 points. Staff is also recommending that the landscape plan shall continually comply with all other requirements of Section 17.50.300 of the Rapid City Municipal Code and the approved landscape plan.

Fire Safety: The applicant has indicated that all existing structures will be fully fire sprinklered and fire alarmed/detected. Staff noted that the number of hydrants and their locations are acceptable to the Fire Department.

Screening: Staff noted that the applicant is requesting to relocate the dumpsters approved as part of the Planned Residential Development – Initial and Final Development Plan. Staff noted that the revised locations of the dumpsters will provide easier access for the residents and collection services. Staff also noted that plans indicated the dumpsters will be screened. Staff recommends that the dumpster locations shall continually comply with the approved plans.

Notification: As of this writing, the required sign has been posted on the property but the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the May 25, 2006 Planning Commission meeting if these requirements have not been met.

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the above stated stipulations.