

STAFF REPORT
July 27, 2006

No. 06PD049 - Planned Residential Development - Initial and Final Development Plan **ITEM 62**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Stoney Creek Associates LLP
REQUEST	No. 06PD049 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of Stoney Creek South No. 2 Subdivision located in E1/2SW1/4; and the S1/2 NW1/4 of SW1/4; and the SW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.567 acres
LOCATION	Southeast of intersection of Catron Boulevard and Nugget Gulch Road
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District
East:	General Agriculture District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the landscaping plan shall be revised to show a minimum of 12 planter islands. Each planter island shall contain a minimum of 100 square feet and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base;
2. Prior to Planning Commission approval, the site plan shall be revised to show all of the dumpsters screened with an opaque screening fence. In addition, an elevation of the screening fence shall be submitted for review and approval;

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3. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
4. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Growth Management Department;
5. Prior to issuance of a building permit, design calculations and details for retaining walls in excess of four feet high shall be submitted for review and approval. In addition, the plans shall be stamped by a Professional Engineer;
6. Prior to issuance of a building permit, the construction plans shall be revised identifying which water and sanitary sewer system improvements are public and which are private. In addition, utility easements shall be recorded at the Register of Deed's Office for the public utility improvements;
7. Prior to issuance of a building permit, geotechnical information with pavement section recommendations shall be submitted for review and approval;
8. Prior to issuance of a building permit, a street name for the main driveway shall be submitted to the Emergency Services Communication Center for review and approval. Prior to issuance of a Certificate of Occupancy, street name sign(s) shall be posted;
9. A minimum of 1,075,382 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
10. A minimum of 417 parking spaces shall be provided with 12 of the spaces being handicap accessible. In addition, two of the handicap spaces shall be "Van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
11. The International Fire Code shall be continually met. In particular, fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. All of the residential dwelling units and the clubhouse shall be sprinklered;
12. All air handling equipment shall be screened with an opaque screening fence;
13. All signage shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Residential Development. In addition, the lighting for the signs shall be designed to preclude reflection on the adjacent properties and/or streets. A sign permit shall also be obtained for each individual sign;
14. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development;
15. All other provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a Major Amendment to the Planned Residential Development; and,
16. The Planned Residential Development shall allow for the construction of a 278 unit apartment complex with a clubhouse/office building and accessory garages on the property. The clubhouse/office building shall be used exclusively by the tenants of the apartment complex and their guests. However, the Planned Residential Development shall expire if no work has commenced within two years of the date of approval by the Planning Commission.

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GENERAL COMMENTS:

The applicant has submitted a Final Residential Development Plan to allow a 278 unit apartment complex to be located on the subject property. In particular, the apartment complex will consist of 16 three story buildings. Ten of the structures will have 17 units per building and six of the structures will have 18 units per building. In addition, a clubhouse/office building and 20 garage structures for a total of 104 garage units will be located on the subject property. The applicant has indicated that the proposed development is to be known as "Stoney Creek Apartments".

On February 10, 2005, the Planning Commission approved an Initial Planned Commercial Residential Development to allow the apartment complex to be located on the property.

The property is located in the southeast corner of the intersection of Catron Boulevard and Nugget Gulch Road and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Design Features: The applicant has indicated that the proposed apartments, clubhouse and garages will be constructed with a combination of brick and stone veneer, lap siding and polyurethane trim, wood, glass and picked roofs with asphalt shingles. The apartment buildings will be three story structures, the clubhouse will be a two story structure and the garage units will be one story structures. All of the structures will be designed with earth tone colors. The applicant has also indicated that the apartments will have private patios and/or decks. Staff is recommending that the proposed structures conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development.

Signage: The applicant has submitted a sign package identifying two 7.5 foot high by 12 foot wide ground sign(s) to be located at each of the two entrances. A third ground sign will be located on the subject property approximately 200 feet south of Catron Boulevard identifying the development as "Stoney Creek Apartments". The sign will measure 32 feet wide with a stair step designed height ranging from four feet to ten feet eight inches. In addition, the applicant has indicated that the signs will be constructed with stone wall panels and wood and designed with the same color palette as the proposed apartments. Staff is recommending that the signs conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development. In addition, the lighting for the signs must be designed to preclude reflection on the adjacent properties and/or streets. A sign permit must also be obtained for each individual sign.

Parking: The 278 unit apartment complex requires that a minimum of 417 parking spaces be provided. In addition, 12 of the spaces must be handicap accessible with two of the handicap spaces being "van" accessible. The applicant's site plan identifies that 593 parking spaces are being provided with 17 handicap spaces. In addition, five of the spaces are "van" accessible. The site plan also identifies that 104 parking stalls will be provided in

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the proposed garages for a total of 697 parking spaces. Staff is recommending that all provisions of the Off-Street Parking Ordinance be continually met.

Landscaping: A minimum of 1,075,382 landscaping points are required. The applicant's site plan identifies that 1,118,710 points are being provided. Staff is recommending that the landscaping comply with the type and location of landscaping submitted as a part of the Planned Commercial Development. In addition, all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Staff has also noted that due to the number of parking stalls proposed for the development, a minimum of 12 landscape islands must be provided within the parking lot. The site plan shows several islands but only one is shown with proposed vegetation. As such, staff is recommending that prior to Planning Commission approval, the landscaping plan be revised to show a minimum of 12 planter islands. Each planter island must contain a minimum of 100 square feet and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base.

Water and Sewer: The water and sewer plans must be revised as shown on the redlined drawings of the construction plans. In addition, the applicant must identify which water and sanitary sewer system improvements are public and which are private. In addition, utility easements must be recorded at the Register of Deed's Office for the public utility improvements. Staff is recommending that the construction plans be revised as identified and easements recorded as needed prior to issuance of a building permit.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). The Fire Department has also indicated that prior to issuance of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, all of the residential structures and the clubhouse must be sprinklered. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the July 27, 2006 Planning Commission meeting if these requirements have not been met.