

STAFF REPORT
August 10, 2006

**No. 06PD053 - Planned Residential Development - Final ITEM 24
Development Plan**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Del Vandenhoeck
REQUEST	No. 06PD053 - Planned Residential Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 11, Block 4 and Lot 1, Block 5, 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	Northwest of the intersection of Country Road West 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 Residential Development)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/14/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

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

1. A building permit must be obtained prior to any construction and a certificate of occupancy must be obtained prior to occupancy;
2. The structures shall be full fire sprinkled and all applicable provisions of the International Fire Code shall be continually met;
3. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and shall be maintained in a live vegetative state;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
5. Prior to issuance of a building permit, an exception to the Rapid City Standard Specifications for the re-use of a fire hydrant shall be obtained or the plans shall be revised showing the installation of a new hydrant;
6. Prior to issuance of a building permit, all red line comments shall be addressed;

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7. All construction shall comply with the approved building elevations; and,
8. The Planned Residential Development – Final Development Plan shall expire if the use has not commenced 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 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.

On February 20, 2006 City Council denied without prejudice the applicant's request for a Planned Residential Development – Initial and Final Development Plan.

On April 20, 2006 Planning Commission approved a Planned Residential Development – Initial Development Plan 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;
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.

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

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Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy must be obtained prior to occupancy.

Air Quality Permit: Staff noted that an Air Quality Permit has been issued for the subject property.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements approved as part of the Planned Residential Development – Initial Development Plan. An exception was granted to reduce the minimum required front yard setback for the 16 unit detached garage from 25 feet to 21 feet along Country Road and all other setbacks meet the requirements of the Medium Density Residential Zoning District.

Fire Safety: Staff noted that the minimum fire flow shall be 1,500 GPM at 20 psi. The proposed structures shall be fully fire sprinkled as per the 2003 International Fire Code. Staff also noted that the applicant must obtain an exception to the Rapid City Standard Specifications for the re-use of a fire hydrant as proposed on the construction plans.

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 42,730 points of landscaping are being provided with a five foot landscape buffer being planted along the west property line and a five foot high opaque fence being constructed adjacent to the parking lot. Staff noted that the proposed landscape plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Building Codes: Staff noted that a revised set of drawings have been submitted showing that the building plans comply with all applicable building codes.

Design Features: Staff noted that the drawings submitted indicate a two-story residential structure with brick and hardboard siding and a garage structure with hardboard siding. Staff recommends that all construction shall comply with the approved building elevations.

Red line comments: Staff reviewed the plans as submitted and requests that the following information be included on the site plan: 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. Staff recommends that prior to issuance of a building permit, all red line comments shall be addressed.

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.

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Staff will notify the Planning Commission at the August 10, 2006 Planning Commission meeting if this requirement has not been met.

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