

STAFF REPORT  
October 5, 2006

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**No. 06PD065 - Major Amendment to a Planned Residential Development      ITEM 24**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06PD065 - Major Amendment to a Planned Residential Development</b>
EXISTING LEGAL DESCRIPTION	Tract J, Big Sky Subdivision, located in the SE1/4 NW1/4, Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	North of Homestead Street between Degeest Drive and Missoula Street
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/25/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

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

- 1. Four five-unit residential buildings shall be allowed on the site in accordance with the approved site plan. Any increase in the number of dwelling units shall require a Major Amendment to the Planned Residential Development;**
- 2. A building permit shall be obtained prior to the initiation of construction and a Certificate of Occupancy must be obtained prior to occupying the building;**
- 3. An Air Quality Permit shall be obtained prior to approval of a grading permit or a building permit for the project;**
- 4. All construction shall comply with the building elevation drawings submitted and**

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- approved as part of this Planned Residential Development;
5. The minimum required rear yard setback is hereby reduced from 25 feet to 20 feet. The minimum required setback from Homestead Street, Degeest Street, and Bernice Street is 25 feet. Any additional reductions in the minimum required setbacks shall require a Major Amendment to the Planned Residential Development;
  6. The proposed five-plex shall be fully fire sprinklered and alarmed/detected as per the International Fire Code. All fire hydrants shall be in place and operational prior to any building construction. The proposed structure must have 12-inch address numbers and be plainly visible from the public right-of-way;
  7. Prior to issuance of a building permit, the applicant shall submit a revised utility plan for review and approval showing the required number of cleanouts or obtain an exception to the Rapid City Standard Specifications;
  8. Prior to issuance of a building permit, the applicant shall submit a stamped copy of the drainage calculations signed and sealed by a Registered Professional Engineer for review and approval;
  9. Prior to issuance of a building permit, the applicant shall address all redline comments; and ,
  10. The Major Amendment to a Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The subject property is located on the west side of Degeest Drive between Berniece Street and Homestead Street. The subject property is currently void of any structural development.

On October 27, 2005 Planning Commission approved a Planned Residential Development – Initial and Final Development Plan with the following stipulations:

- 1) Eight duplexes and one four plex shall be allowed on the site in accordance with the approved site plan. Any increase in the number of dwelling units shall require a Major Amendment to the Planned Residential Development;
- 2) A building permit shall be obtained prior to the initiation of construction and a Certificate of Occupancy must be obtained prior to occupying the building;
- 3) An Air Quality Permit shall be obtained prior to approval of a grading permit or a building permit for the project;
- 4) All construction shall comply with the building elevation drawings submitted and approved as part of this Planned Residential Development. The proposed structures will be finished with earth-toned siding and rock walls as shown on the elevations submitted and approved;
- 5) The minimum required front yard setback along Degeest Street is hereby reduced from 25 feet to 15 feet. The minimum required front yard setback along Berniece Street is hereby reduced from 25 feet to 20 feet. The minimum required front yard setback along Homestead Street shall be 25 feet. The minimum required rear yard setback shall be 25 feet. Any additional reductions in the minimum required setbacks shall require a Major Amendment to the Planned Residential Development;

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- 6) An exception is hereby granted to the Street Design Criteria Manual to reduce the minimum driveway separation from 85 feet to 74 feet for the northern most driveway approach onto Deegest Drive;
- 7) Prior to issuance of a building permit for the northern most unit, the non-access easement shall be vacated;
- 8) The site development shall comply with all provisions of the approved landscape plan and the minimum requirements of the Rapid City Municipal Code. All landscaping shall be maintained in a live vegetative state;
- 9) The proposed four-plex shall be fully fire sprinklered and alarmed/detected as per the International Fire Code. All fire hydrants shall be in place and operational prior to any building construction. The proposed structure must have 12-inch address numbers and be plainly visible from the public right-of-way;
- 10) Prior to issuance of a building permit, revised drawings shall be submitted for review and approval addressing the comments on the sewer, water, and storm drains. Sidewalks shall also be shown on the plans; and,
- 11) The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval, or if the use as approved has ceased for a period of two years.

The applicant is now requesting approval of a Major Amendment to a Planned Residential Development to allow the construction of four five-unit residential buildings in the Medium Density Residential Zoning District and reduce the rear yard setback from 25 feet to 20 feet.

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 that a Certificate of Occupancy must be obtained prior to occupying the building.

Air Quality Permit: Staff noted that the area of disturbance exceeds one acre in size. As such, an Air Quality Permit must be obtained.

Design Features: The submitted site plan identifies that four five-unit residential buildings totaling 25,320 square feet are proposed to be constructed on the subject property. The submitted building elevation drawings show that the proposed structures will be two stories with a total height of 24 feet. The exterior of the proposed structures will be finished with earth-toned siding and stone finish.

Setbacks: The applicant has requested that the minimum required rear yard setback be reduced from 25 to 20 feet to the residence. The applicant is providing the required minimum 25 foot setback from Homestead Street, Degeest Street, and Bernice Street. Staff also noted that parking requirements for the proposed plan would not allow for a 25 foot rear yard setback. As such, staff recommends a minimum rear yard setback of 20 feet be provided.

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Parking: The Rapid City Municipal Code requires that 30 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 40 off-street parking stalls being provided with 20 located within single car garages and 20 located outside the proposed structures. The proposed parking is in compliance with Section 17.50.270 of the Rapid City Municipal Code.

Landscaping: The proposed Planned Residential Development will require that a minimum of 60,492 landscaping points be provided. The applicant's landscape plan shows 73,137 landscaping points being provided. Staff also noted that the applicant is providing 14 small and six medium trees to aid in buffering the structure from adjacent properties. However, due to the proposed reduction of the rear yard setback an additional landscape buffer should be provided between the proposed development and the single family lots to the west. Staff recommends that prior to Planning Commission approval, the applicant shall submit a revised landscape plan for review and approval with additional screening from the adjacent properties.

**On September 20, 2006 the applicant submitted a revised landscape plan meeting all the requirements as identified.**

Signage: Section 15.28.220 of the Rapid City Municipal Code allows one square foot per dwelling unit of total area for wall or ground signs for residential entities on the premises. As such, a total of 20 square feet of signage is allowed within the Planned Residential Development. The applicant has not submitted any information regarding the size or location of any signage on the subject property. Prior to Planning Commission approval, the applicant must submit a detailed sign package including the size and location of any ground and wall signs if any signage is proposed.

Fire Safety: The proposed five-plex must be fully fire sprinklered and alarmed/detected as per the International Fire Code. Staff also noted that the fire hydrants shown on the site plan appear to be adequate in number and location. Staff noted that all fire hydrants must be in place and operational prior to any building construction. The proposed structures must have 12-inch address numbers and be plainly visible from the public right-of-way.

Utilities: Staff noted additional cleanouts are needed on the service lines to be in accordance with 9.3.K.4 of the Rapid City Standard Specifications. Staff recommends that prior to issuance of a building permit, the applicant shall submit a revised utility plan for review and approval or obtain an exception to the Rapid City Standard Specifications.

Drainage and Grading: Staff noted that a grading and drainage plan was submitted as part of the application but the drainage calculations were not stamped by a Registered Professional Engineer. Staff recommends that prior to issuance of a building permit, the applicant submit a stamped copy of the drainage calculations for review and approval.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the Planned Residential Development construction plans.

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Staff noted that the comments must be addressed and the red lined drawings must be returned prior to issuance of a building permit.

**Notification: As of this writing, the required sign has been posted on the property and the receipts from the required notification of surrounding property owners have been returned.**

**This item was continued to the October 5, 2006 Planning Commission Meeting to allow the applicant to submit the required information. On September 20, 2006 the applicant submitted a revised landscape plan meeting all the requirements as identified.**