

STAFF REPORT
October 26, 2006

No. 06PD073 - Planned Residential Development - Initial and Final Development Plan

ITEM 30

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers, Inc. for Black Hills Custom Cycles
REQUEST	No. 06PD073 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1, 2, 38, 39 and 40, Block 3, Cottonwoods Subdivision and adjacent vacated railroad lane, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .56 acres
LOCATION	3404 Jackson Boulevard and 2040 3rd Avenue
EXISTING ZONING	Medium Density Residential District (Canyon Overlay District)
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/8/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the **November 9, 2006 Planning Commission meeting** to allow the applicant to submit additional information and to revise the site plan to comply with the minimum requirements of the Rapid City Municipal Code.

GENERAL COMMENTS:

(Update, October 14, 2006. All revised and/or added text is shown in bold print.) This item was continued at the October 5, 2006 Planning Commission meeting to allow the applicant to submit additional information and to revise the site plan to comply with the Rapid City Municipal Code. To date, the additional information and/or the revised site plan have not been submitted for review and approval. As such, staff is recommending that this item be continued to the November 9, 2006 Planning

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Commission meeting to allow the applicant to submit the additional information as identified.

The applicant has submitted an Initial and Final Residential Development Plan to allow two four unit apartment buildings to be constructed on the subject property. The property is located between Second Avenue and Third Avenue on the north side of Jackson Boulevard. Currently, a four foot to six foot high privacy fence is located along the north lot line of the subject property.

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 apartment buildings will be two story structures with one attached garage space per unit. In addition, the structures will be constructed with hardboard siding, asphalt shingles and associated metal fascias, soffits and trim. The applicant has indicated that the structures will be designed with earth tone colors in browns and grays. In addition, the applicant has also indicated that the apartments will have private decks on the south side and ground level patios on the north side. 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. In particular, staff is recommending that decks not be allowed on the north side of the structure(s) as proposed due to the location of existing single family residences directly north of the property.

Streets: The Canyon Lake Overlay District requires that the street providing access to any multi-family dwelling of three or more units be in compliance with the Street Design Criteria Manual. Jackson Boulevard, a principal arterial street, is in compliance with a 100 foot wide right-of-way, 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Second Avenue and Third Avenue are classified as sub-collector streets requiring that they be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, the two streets are located in a 40 foot wide right-of-way, respectively, and constructed with an approximate 24 foot wide paved surface. The applicant has submitted a site plan showing the dedication of an additional six foot of right-of-way for each street. In addition, the applicant has indicated that the pavement width will be widened to 27 feet, sidewalk added and the curb and gutter replaced. Staff is recommending that prior to issuance of a building permit, the right-of-way be dedicated as identified and the street improvements completed or surety posted for the improvements.

Developmental Lot Agreement: The subject property is identified as two separate platted lots. As such, staff is recommending that prior to issuance of a building permit, the applicant sign a development lot agreement to allow the two lots to function as one property.

Parking: The Canyon Lake Overlay District Parking Requirements state that "all multi-family dwelling units shall provide a minimum of two off-street parking spaces per dwelling unit.

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For multi-family dwelling units of four and above there shall be additional guest parking spaces". The eight apartment units require that a minimum of 18 parking spaces be provided. In addition, one of the spaces must be "van" handicap accessible. The applicant's site plan identifies that eight garage units are being provided. In addition, ten outdoor parking spaces are being provided and one of the spaces is a "van" handicap accessible space. However, Chapter 17.50.270.b of the Rapid City Municipal Code requires that "every multiple-family parking area on a lot that abuts a single family residential lot along a side lot line shall be set back a distance of not less than 12 feet". The applicant has requested to reduce the separation between the six parking spaces and the adjacent single family residential side lot line located along north lot line of the subject property from 12 feet to five feet. (Staff has noted that the applicant's site plan shows the parking spaces located along the west side of the property to be located approximately 1.5 feet from the adjacent single family residential side lot line.) The applicant has stated that the four foot high screening fence located along a portion of the north lot line will serve as a buffer between the parking spaces and the adjacent single family residences. However, staff has noted that a minimum 12 foot separation is required in order to also minimize noise and odor nuisances created by the parking lot use. Staff also notes that the four foot high privacy fence will not serve to completely screen the vehicles from the adjacent property since many vehicles are over four feet high.

Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to revise the site plan to provide a minimum 12 foot separation between the parking spaces and the adjacent single family residential side lot line.

Access Aisle: The applicant's site plan identifies that vehicles parked in the garage units will back into the adjacent access aisle. As such, the access aisle must be a minimum of 26 foot wide. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to submit a revised site plan for review and approval providing a minimum 26 foot wide access aisle as identified.

Landscaping: A minimum of 18,129 landscaping points are required. The applicant's site plan identifies that 26,500 points are being provided. The Canyon Lake Overlay District also requires that "for any multi-family structures of three or more units, a streetscape landscaping buffer of ten feet in the front yard setback shall be required, to include a minimum of 10% of the required landscaping points". The applicant is requesting to reduce the width of the required landscape buffer along Jackson Boulevard from ten feet to five feet and to allow an existing eight foot to ten foot high hedge to serve as the buffer. However, staff has noted that in time the hedges may die and/or be replaced. As such, a minimum ten foot wide area must be reserved for landscaping to insure future vegetation has sufficient room to grow and provide a buffer along Jackson Boulevard, which is a principal arterial street on the City's Major Street Plan. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to revise the site plan to comply with the minimum requirements of the Canyon Lake Overlay District.

Approach Location: The approach along Third Avenue is located 30 feet from the intersection of Jackson Boulevard and Third Avenue. The Street Design Criteria Manual states that a

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minimum 50 foot separation must be provided. As such, the applicant must revise the site plan to show a minimum 50 foot separation or an Exception to the Street Design Criteria Manual must be obtained. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to revise the site plan to comply with the Street Design Criteria Manual as identified.

Snow Removal: The Canyon Lake Overlay District requires that “for any multi-family dwelling of three or more units, a snow removal area shall be designated that will not interfere with the normal requirements for parking or landscaping. The site plan identifies a snow removal area in the southeast corner of the property. However, staff has noted that this area encroaches into the sight triangle at the intersection of Second Avenue and Jackson Boulevard. The site plan also shows a snow removal area directly north of two proposed parking spaces located between the two apartment buildings. It appears this area will accommodate the snow removal as needed. Staff is recommending that the site plan be revised to remove the snow removal area designation from the southeast corner of the property.

Utilities: A water system analysis prepared by a Registered Professional Engineer must be submitted for review and approval verifying sufficient quantities for domestic and fire flows. In addition, a site plan showing the location of existing water and sewer service lines, with size, material, type and curb stop locations must be submitted for review and approval. In addition, the applicant must identify on the plans if the lines are to be abandoned. The applicant must also identify the location of existing gas and telephone lines and identify if they too are to be abandoned. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to submit the additional utility information as identified.

Drainage: Drainage information must be submitted for review and approval. In particular, the drainage information must include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or local detention facilities must be provided or expanded as necessary. The drainage design must be in accordance with the Red Dale Drainage Basin. Staff is recommending that the Initial and Final Residential Development Plan be continued to allow the applicant to submit the drainage information as identified and to revise the site plan to show detention if and as needed. In addition, an erosion and sediment control plan, with the location of sediment fence(s), must be submitted for review and approval.

Fire Protection: The Fire Department staff has indicated that the two structures must be fully fire sprinklered and fire alarmed/detected as per the 2003 International Fire Code. In addition, the addressing of the structures must be in compliance with the 2003 International Fire Code. The Fire Department has indicated that fire apparatus access is currently being provided to the structures. However, the applicant must continue to provide fire apparatus access upon revising the site plan as noted above. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: **The certified mailing receipts have been returned. In addition,**

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the sign has been posted at the property. Staff has received several calls of inquiry voicing concern and/or opposition to this request. In particular, the callers indicated concern that the proposed use would create additional traffic, parking issues, noise and aesthetic concerns in the neighborhood.

On October 19, 2006, the applicant held a public meeting with the neighborhood to discuss the proposed use.

The development of apartment units on property located along Jackson Boulevard may be an appropriate land use for the property, and one that is supported by the Medium Density Residential Zoning District. However, it appears that the applicant may be proposing to overbuild the site by not providing the minimum required design standards established in the Canyon Lake Overlay District and the Parking Regulations. As such, staff is recommending that this item be continued to allow the applicant to submit additional information and to revise the site plan to comply with the Rapid City Municipal Code.