

STAFF REPORT  
October 26, 2006

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**No. 06PD077 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 31**

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GENERAL INFORMATION:

PETITIONER	Triple J Construction
REQUEST	<b>No. 06PD077 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 3 Revised, Auburn Hills Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.24 acres
LOCATION	815 Auburn 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:	Medium Density Residential District (Planned Residential Development)
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/13/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development-Initial and Final Development Plan to allow the construction of a multi-family dwelling be approved with the following stipulations:

1. The uses allowed within the Planned Residential Development shall be limited to a maximum of three dwelling units;
2. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the new structure;
3. If any on-site signage is proposed, a sign package shall be submitted for review and approval prior to Planning Commission approval;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
5. The landscape plan shall continually comply with all requirements of the Zoning

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- Ordinance and the approved landscape plan;
6. The proposed structure shall be fully fire sprinkled and all applicable provisions of the International Fire Code shall be continually met;
  7. The proposed structure shall conform architecturally to the plans and elevations submitted; and,
  8. The 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 south of Auburn Drive and east of Coal Bank Drive. The subject property is currently void of any structural development.

On October 9, 2003 the Planning Commission approved a Planned Development Designation (03PD051) for the subject property with the following stipulation:

1. No building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property.

The applicant is now requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the construction of a three-family residential building on the subject property.

**STAFF REVIEW:** Staff has reviewed the Planned Residential Development application and has noted the following issues:

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

**Design Features:** The applicant's site plan shows the location of the proposed three unit residential building. The submitted site plan identifies the building footprint of the proposed structure to be 2,680 square feet. The applicant's building elevations indicate a two-story structure with brick and pre-finished siding, and asphalt shingles.

**Setbacks:** Staff noted that the applicant's site plan meets all the setback requirements found in Section 17.12.050 of the Rapid City Municipal Code.

**Lighting/Signage:** The applicant's site plan shows all outdoor lighting to be located on the exterior walls of the structure. The applicant's site plan does not indicate the location of any on-site signage. If any on-site signage is proposed, a sign package must be submitted for review and approval prior to Planning Commission approval.

**Parking:** The Rapid City Municipal Code requires that five parking stalls shall be provided for the proposed apartment complex. The plans show a one car garage for each unit plus two additional parking stalls. The applicant's parking plan is in compliance with all applicable provisions of Section 17.50.270 of the Rapid City Municipal Code.

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Landscaping: The proposed Planned Residential Development will require that a minimum of 7,819 landscaping points be provided. The applicant's landscape plan shows 9,960 landscaping points being provided. The applicant's landscape plan is in compliance with all applicable provisions of Section 17.50.300 of the Rapid City Municipal Code.

Fire Safety: Staff noted the proposed structure shall be fully fire sprinkled and all applicable provisions of the International Fire Code shall be continually met.

Water and Sanitary Services: Staff noted that no sizes for water or sanitary sewer services were indicated on the plans. Prior to issuance of a Building Permit, the applicant must submit a revised site plan showing the size and location of the proposed water and sanitary sewer services.

Notification: As of this writing the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the October 26, 2006 Planning Commission meeting if these requirements have not been met.

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