

STAFF REPORT
August 9, 2007

No. 07PD050 - Major Amendment to a Planned Residential Development **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Stump Signs for Eagle Ridge I, LLP
REQUEST	No. 07PD050 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 2B in Block 1 of Black Hills Center, located in the SE1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.86 acres
LOCATION	121 Stumer Road
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:	Office Commercial District (Planned Commercial Development)
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/12/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. The signage shall comply with Section 15.28 of the Rapid City Municipal Code and shall conform architecturally to the proposed elevations and design plans submitted as part of this Major Amendment to a Planned Residential Development;
2. A sign permit shall be obtained prior to installation of any signage;
3. A minimum of 246,698 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;
4. The dumpster(s) shall be screened with an opaque screening fence;

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5. A minimum of 222 parking spaces shall be provided with seven of the spaces being handicap accessible. In addition, one of the handicap spaces shall be "Van" accessible. A minimum of six planter islands shall be provided within the parking lot. Each planter island shall contain a minimum of one hundred square feet, and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base. All provisions of the Off-Street Parking Ordinance shall be continually met;
6. The currently adopted 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 or structures shall be sprinklered;
7. All provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a stipulation of the Major Amendment to a Planned Residential Development or a subsequent Major Amendment;
8. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development; and,
9. The Major Amendment to a 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 two years.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Residential Development to revise the signage previously approved for the property.

The property is located north of Catron Boulevard and west of Fifth Street at 121 Stumer Road. Currently, an apartment complex is located on the property.

On November 10, 2005 Planning Commission approved a Planned Residential Development – Initial and Final Development Plan (#05PD070) for the property with the following stipulations:

1. Prior to Planning Commission approval, the site plan shall be revised to show the proposed ground sign. In particular, the proposed seven foot four inch high by ten foot wide ground sign shall be located a minimum ten feet from the lot line abutting Stumer Road. In addition, the signage shall comply with Section 15.28 of the Rapid City Municipal Code and shall conform architecturally to the proposed elevations and design plans submitted as part of this Initial and Final Planned Residential Development;
2. Prior to Planning Commission approval, construction sheets L2.20, L2.21 and L2.23 shall be sealed and signed by a Professional Engineer for the civil construction details, pavement sections and retaining wall design over four feet in height;
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, a Final Plat shall be approved to insure that the

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- access streets are located in public right(s)-of-way. In addition, all subdivision improvements shall be completed or surety posted for the improvements;
5. Prior to issuance of a building permit, the grading plan shall be revised to show drainage flow arrows indicating the direction of drainage. In addition, the drainage plan shall be revised to show the correct silt fence installation details in compliance with the Rapid City Standard Details;
 6. A minimum of 246,698 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;
 7. The dumpster(s) shall be screened with an opaque screening fence;
 8. A minimum of 222 parking spaces shall be provided with seven of the spaces being handicap accessible. In addition, one of the handicap spaces shall be "Van" accessible. A minimum of six planter islands shall be provided within the parking lot. Each planter island shall contain a minimum of one hundred square feet, and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base. All provisions of the Off-Street Parking Ordinance shall be continually met;
 9. 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 or structures shall be sprinklered;
 10. An Air Quality Permit shall be obtained prior to any disturbance of the soil(s) in excess of one acre;
 11. A storm water discharge permit shall be obtained as needed;
 12. Prior to issuance of a building permit, revised water and sewer plans shall be submitted for review and approval;
 13. Prior to issuance of a building permit, geotechnical information verifying design and pavement section shall be submitted for review and approval;
 14. Prior to issuance of a building permit, the construction plans shall be revised to show signing and pavement markings at access points and other appropriate locations;
 15. All provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Residential Development or a subsequent Major Amendment;
 16. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development; and,
 17. The Planned Residential Development shall allow for the construction of a 146 unit apartment complex with a leasing/administration office, a basketball court and accessory garages on the property. However, 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 two years.

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STAFF REVIEW:

Staff has reviewed the Major Amendment to a Planned Residential Development and has noted the following considerations:

Signage: The applicant has submitted a revised sign package identifying a seven foot high by eight foot wide ground sign to be located along the northern lot line. The sign will be constructed with a brick base and wood siding to match the existing colors of the apartment buildings and illuminated with double sided ground lighting. The sign must be located a minimum distance of ten feet from Stumer Road right-of-way and comply with Section 15.28 of the Rapid City Municipal Code. In addition, the sign must conform architecturally to the proposed elevations and design plans submitted as part of this Major Amendment to a Planned Residential Development.

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 August 9, 2007 Planning Commission meeting if these requirements have not been met.