

STAFF REPORT  
October 25, 2007

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**No. 07PD081 - Major Amendment to a Planned Residential Development**

**ITEM 34**

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GENERAL INFORMATION:

APPLICANT	Eagle Ridge Properties, LLC
AGENT	FourFront Design, Inc.
PROPERTY OWNER	Eagle Ridge Properties, LLC
REQUEST	<b>No. 07PD081 - Major Amendment to a Planned Residential Development</b>
EXISTING LEGAL DESCRIPTION	Lots 2A and 2B of Block 1 of Black Hills Center, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.87 acres
LOCATION	121 Stumer Road
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Highway Services District (Pennington County)
East:	Office Commercial District (Planned Commercial Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/7/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be continued to the **November 8**, 2007 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

**(Update, October 12, 2007. All revised and/or added text is shown in bold print.) This item was continued at the October 4, 2007 Planning Commission meeting to allow the applicant to submit additional information. On October 8, 2007, the applicant submitted and obtained approval modifying the Air Quality Permit for the site. On**

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October 9, 2007, the applicant submitted a drainage report, a grading plan, a geotechnical report and a water analysis. In addition, the applicant submitted diagrams demonstrating the line of sight between the adjacent properties and the proposed buildings. The applicant has indicated that a revised landscaping plan will be submitted for review and approval as identified below. In addition, the applicant has indicated that a privacy fence will be located along the west lot line to separate the apartment use from the existing single family use located on the adjacent properties. To date, the landscaping plan, the site plan showing the privacy fence and an elevation of the proposed fence has not been submitted for review and approval. As such, staff is recommending that this item be continued to the November 8, 2007 Planning Commission meeting to allow the applicant to submit the additional information.

The applicant has submitted a Major Amendment to a Residential Development Plan to lower the elevation on a portion of the property by five to ten feet and to add a third floor onto two of the proposed apartment buildings.

On November 10, 2005, the Planning Commission approved an Initial and Final Residential Development Plan (#05PD070) to allow a 146 unit apartment complex with accessory structures to be constructed on the property. In particular, the project was approved to be constructed in two phases with Phase One consisting of eight-12 plexes, a leasing/administration office, a basketball court and accessory garages and Phase Two consisting of three-12 plexes, two-eight plexes and accessory garages. The project is known as the "Eagle Ridge Apartments".

The property is located south of Stumer Road and north of Catron Boulevard. Currently, all of Phase One has been constructed. Other than grading, no development has occurred in Phase Two.

STAFF REVIEW:

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

Design: The applicant has indicated that the two revised apartment buildings will be constructed with the same design plans and color palette reviewed and approved as a part of the original Initial and Final Planned Residential Development. In particular, the buildings will be constructed with a combination of wood, brick, glass, veneer siding and pre-finished metal trim and have earth tone colors. The applicant has also submitted an elevation of the building showing a maximum height of 38 feet 9 3/8 inches. However, the property is zoned Medium Density Residential District which allows a maximum height of 35 feet. The applicant has indicated that they will be submitting diagrams demonstrating the line of sight between the adjacent properties and the proposed buildings. In particular, the diagrams will show the elevation of the property lowered five to ten feet as proposed with the proposed buildings in order to determine the impact the structures may have on the adjacent properties. To date, the information has not been submitted for review and approval. As such, staff is recommending that the Major Amendment to the Residential Development Plan be continued to allow the applicant to submit the information. **As noted above, the applicant has submitted diagrams demonstrating the line of sight between the**

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**adjacent properties and the proposed buildings. In particular, the diagrams show that the buildings will be located four to seven feet higher than the previously approved structure(s). As such, staff is recommending that a landscaping plan be submitted for review and approval which includes mature landscaping along the berms to create a visual buffer between the buildings and the surrounding properties.**

Drainage/Geotechnical/ Water Analysis: A drainage report, a geotechnical report and a water analysis were submitted, reviewed and approved with the review and approval of the original Initial and Final Residential Development Plan. However, the reports must be revised to address the proposed elevation changes as proposed by the applicant. To date, the information has not been submitted for review and approval. As such, staff is recommending that the Major Amendment to the Residential Development Plan be continued to allow the applicant to submit the information. **As noted above, the applicant has submitted a drainage report, a geotechnical report and a water analysis. Staff is currently reviewing the information.**

Grading Plan: The applicant has submitted a grading plan. However, the plan does not show the existing contours or contour elevations. In addition, the plan must be revised to show the location of silt fence(s) and the stabilization of the construction entrance. An erosion control plan must also be submitted for review and approval. Staff is recommending that the Major Amendment to the Residential Development Plan be continued to allow the applicant to submit the information. **As noted above, the applicant has submitted a grading plan. Staff is currently reviewing the information.**

Air Quality: An Air Quality Permit was originally obtained for Phase One of the development. As such, staff is recommending that prior to Planning Commission approval, the Air Quality Permit be amended to include Phase Two or a new Air Quality Permit must be obtained. **On October 8, 2007, the applicant submitted and obtained approval modifying the Air Quality Permit for the site.**

Parking: The original Initial and Final Residential Development Plan allowed for the construction of 146 units. Adding a third floor on the two buildings increases the number of units by 8 units for a total of 154 units. As such, a minimum of 231 parking spaces must be provided. In addition, seven of the spaces must be handicap accessible with one of the accessible spaces being "van" accessible. The applicant's site plan identifies that 272 parking spaces are being provided with 20 handicap spaces. In addition, two of the spaces are "van" handicap accessible. The site plan also identifies that 92 parking stalls will be provided in the proposed garages for a total of 364 parking spaces. Staff is recommending that all provisions of the Off-Street Parking Ordinance be continually met.

Density: The property consists of 10.87 acres which allows for a total of 312 units. The proposed 154 unit development is in compliance with the maximum allowed density for the property.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). The Fire Department has also indicated that prior to issuance

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of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, all of the residential structures or dwelling units must be sprinklered. Staff is recommending that the currently adopted International Fire Codes be continually met.

Landscaping: The original Initial and Final Residential Development Plan was approved with the stipulation that 246,698 landscaping points be provided. In addition, the approved landscaping plan identified landscaping with the Catron Boulevard right-of-way and along the perimeter of the property. However, the landscaping has not been planted as required.

Berms currently exist along the south and west sides of the property. The berms are currently not landscaped and consist of exposed rock and dirt. However, they provide an opportunity for the applicant to create a unique landscape plan for the property. In particular, mature landscaping along the berms will create a visual buffer between the proposed and existing buildings and the surrounding properties.

**To date, a landscaping plan has not been submitted for review and approval. As such, staff is recommending that the Major Amendment to the Residential Development Plan be continued to allow the applicant to submit a landscaping plan as identified.**

Notification Requirement: **The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received several calls of inquiry regarding this item. In particular, the callers have indicated concern with mitigating the size of the proposed apartment buildings.**