

STAFF REPORT
December 6, 2007

**No. 07PD090 - Major Amendment to a Planned Residential ITEM 35
Development**

GENERAL INFORMATION:

APPLICANT/AGENT	Leon Martin for Stoney Creek Associates LLLP
PROPERTY OWNER	Stoney Creek Associates, LLLP
REQUEST	No. 07PD090 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 1 of Stoney Creek South No. 2 Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.57 acres
LOCATION	Southeast of the intersection of Nugget Gulch Road and Catron Boulevard
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District
East:	General Agriculture District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/24/2007
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. A minimum of 1,075,382 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;**
- 2. A minimum of 417 parking spaces shall be provided with 12 of the spaces being handicap accessible. In addition, two of the handicap spaces shall be "Van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually**

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- met;
3. **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 and the clubhouse shall be sprinklered;**
 4. **All air handling equipment shall be screened with an opaque screening fence;**
 5. **All signage shall conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to a Planned Residential Development. In addition, the lighting for the signs shall be designed to preclude reflection on the adjacent properties and/or streets. A sign permit shall also be obtained for each individual sign;**
 6. **The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development;**
 7. **All other provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a Major Amendment to the Planned Residential Development; and,**
 8. **The Planned Residential Development shall allow for the construction of a 278 unit apartment complex with a clubhouse/office building and accessory garages on the property. The clubhouse/office building shall be used exclusively by the tenants of the apartment complex and their guests. However, the Major Amendment to a Planned Residential Development shall expire if no work has commenced within two years of the date of approval by the Planning Commission.**

GENERAL COMMENTS:

(Update November 27, 2007. All revised text is shown in bold.) On November 27, 2007 the applicant submitted a revised site plan for review. Staff is recommending that this request be approved with the above stated stipulations.

The applicant has submitted a Major Amendment to a Planned Residential Development to revise the previously approved sign package. The property is located in the southeast corner of the intersection of Catron Boulevard and Nugget Gulch Road and an apartment complex is currently under construction on the property.

On July 27, 2006, Planning Commission approved a Planned Residential Development – Final Development Plan (#06PD049) for the property with the following stipulations:

1. Prior to Planning Commission approval, the landscaping plan shall be revised to show a minimum of 12 planter islands. Each planter island shall contain a minimum of 100 square feet and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base;
2. Prior to Planning Commission approval, the site plan shall be revised to show all of the dumpsters screened with an opaque screening fence. In addition, an elevation of the screening fence shall be submitted for review and approval;
3. A building permit shall be obtained prior to any construction and a Certificate of

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- Occupancy shall be obtained prior to occupancy;
4. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Growth Management Department;
 5. Prior to issuance of a building permit, design calculations and details for retaining walls in excess of four feet high shall be submitted for review and approval. In addition, the plans shall be stamped by a Professional Engineer;
 6. Prior to issuance of a building permit, the construction plans shall be revised identifying which water and sanitary sewer system improvements are public and which are private. In addition, utility easements shall be recorded at the Register of Deed's Office for the public utility improvements;
 7. Prior to issuance of a building permit, geotechnical information with pavement section recommendations shall be submitted for review and approval;
 8. Prior to issuance of a building permit, a street name for the main driveway shall be submitted to the Emergency Services Communication Center for review and approval. Prior to issuance of a Certificate of Occupancy, street name sign(s) shall be posted;
 9. A minimum of 1,075,382 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;
 10. A minimum of 417 parking spaces shall be provided with 12 of the spaces being handicap accessible. In addition, two of the handicap spaces shall be "Van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
 11. 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 and the clubhouse shall be sprinklered;
 12. All air handling equipment shall be screened with an opaque screening fence;
 13. All signage shall conform architecturally to the plans and elevations and color palette submitted as part of this Major Amendment to a Planned Residential Development. In addition, the lighting for the signs shall be designed to preclude reflection on the adjacent properties and/or streets. A sign permit shall also be obtained for each individual sign;
 14. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development;
 15. All other provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a Major Amendment to the Planned Residential Development; and,
 16. The Planned Residential Development shall allow for the construction of a 278 unit apartment complex with a clubhouse/office building and accessory garages on the property. The clubhouse/office building shall be used exclusively by the tenants of the apartment complex and their guests. However, the Planned Residential Development shall expire if no work has commenced within two years of the date of approval by the Planning Commission.

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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 previously approved sign package identified two 7.5 foot high by 12 foot wide ground sign(s) to be located at each of the two entrances. A third ground sign was located on the subject property approximately 200 feet south of Catron Boulevard identifying the development as "Stoney Creek Apartments". The sign measured 32 feet wide with a stair step designed height ranging from four feet to ten feet eight inches. The approved signs were to be constructed with stone wall panels and wood and designed with the same color palette as the proposed apartments. The applicant has now submitted a sign package identifying a 6 foot wide by 20 foot long structure resembling boulders that is constructed from fiber-reinforced concrete. However, the proposed sign appears to be located within the Catron Boulevard right-of-way. Section 12.20.030 of the Rapid City Municipal Code prohibits signs from being constructed and maintained in the public right-of-way. In addition, staff noted that the sign portion of the structure shall not exceed 64 square feet. As such, staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to address the issues outlined above.

On November 27, 2007 the applicant submitted a revised site plan relocating the sign outside of the public right-of-way and back in the previously approved location for the entrance sign. As such, staff recommends that all signage shall conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to a Planned Residential Development. In addition, the lighting for the signs shall be designed to preclude reflection on the adjacent properties and/or streets. A sign permit shall also be obtained for each individual sign.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property.