

STAFF REPORT
December 10, 2009

No. 09PD096 - Major Amendment to a Planned Residential Development **ITEM 10**

GENERAL INFORMATION:

APPLICANT	Eagle Ridge Properties, LLC
AGENT	FourFront Design, Inc.
PROPERTY OWNER	Eagle Ridge Properties, LLC
REQUEST	No. 09PD096 - Major Amendment to a Planned Residential Development
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 Development Designation)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/5/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be continued to the January 7, 2010 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to the Eagle Ridge Apartments Planned Residential Development to extend the time to complete Phase Two of the project for two additional years.

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On November 10, 2005, the Planning Commission approved an Initial and Final Residential Development Plan (#05PD070) for the Eagle Ridge Apartments 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.

On January 24, 2008, the Planning Commission approved a Major Amendment to the Planned Residential Development (#07PD081) for Phase Two of the project. In particular, the Major Amendment to the Planned Residential Development was approved 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 with the following stipulations:

1. Prior to Planning Commission approval, the landscaping plan shall be revised to show a minimum of 12 evergreen trees with a minimum height of eight feet along the berm located in Catron Boulevard Right-of-way. In particular, the trees shall be Colorado Spruce, Black Hills Spruce, Colorado White Spruce or White Concolor Fir as per the applicant's proposed specimen list. In addition, the landscaping plan shall show that all trees shall be irrigated. The landscaping plan shall also be revised to show evergreen trees along the entire west lot line. In particular the 13 proposed Mountain Ash trees located along the northern portion of the west lot line shall be replaced with a minimum 12 foot tall Colorado Spruce, Black Hills Spruce, Colorado White Spruce or White Concolor Fir tree. The applicant also has the option of placing the evergreen trees along the west lot line on the adjacent property with the adjacent property owner's concurrence. The landscaping placed on the adjacent property shall count towards the landscaping requirements for this project; however, the applicant is not required to provide maintenance of the landscaping placed on the adjacent property;
2. The landscaping shall be planted in compliance with the approved landscaping plan and shall comply with all approved requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary. Any change in the approved landscaping plan shall require a Major Amendment to the Planned Residential Development;
3. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
4. Sediment and erosion control measures shall be maintained to preclude sediment from impacting the adjacent properties and/or rights-of-way. In addition, sediment and erosion control measures shall be maintained along the berm located along Catron Boulevard;
5. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
6. A fence shall be provided along the west lot line. In particular, the first 25 feet of the fence as it abuts Catron Boulevard and/or Stumer Road right-of-way shall be four feet in height or a Fence Height Exception shall be obtained. The balance of the fence shall be six feet in height and conform architecturally to the proposed elevations, design plans

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- and color palette submitted as part of this Major Amendment to the Residential Development Plan;
7. The retaining wall(s) shall be constructed in compliance with the approved design plans. In addition, the wall(s) shall be constructed at the start of construction for Phase Two;
 8. An Exception is hereby granted to allow the apartment buildings to be 38 feet, 9 3/8 inches in height in lieu of a maximum height of 35 feet;
 9. 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;
 10. The dumpster(s) shall be screened on all four sides with an opaque screening fence;
 11. A minimum of 231 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;
 12. 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;
 13. A storm water discharge permit shall be obtained as needed;
 14. A Permit to Work in the Right-of-way shall be obtained from the South Dakota Department of Transportation as needed;
 15. 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,
 16. The Planned Residential Development shall allow for the construction of a 154 unit apartment complex with a leasing/administration office, tot lots 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.

The applicant has indicated that due to funding issues, it may take as long as June, 2010 to begin construction of Phase Two. As such, the applicant has submitted this Major Amendment to the Planned Residential Development to extend the expiration date from January 24, 2010 to January 24, 2012.

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:

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Erosion and Sediment Control: As noted above, other than grading, no development has occurred in Phase Two of the development. However, the slope along the west lot line is eroding and requires intermediate and permanent erosion control if construction is not taking place. In particular, the lack of erosion and sediment control could have a significant impact on the adjacent properties. In addition, the northwest corner of the property continues to erode and during major storm events, the silt overtops the sediment fence and crosses the sidewalk onto Stumer Road. To date, permanent vegetation has not been established in Phase Two of the project resulting in weeds covering a large portion of this area.

Staff recommends that the Major Amendment to the Planned Residential Development be continued to the January 7, 2010 Planning Commission meeting to allow staff to meet with the applicant and discuss possible remedies for the erosion and sediment control issue.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the December 10, 2009 Planning Commission meeting if these requirements have not been met. Staff has received several calls of inquiry regarding this item voicing concern with the lack of a screening fence and erosion and sediment control along the west lot line.