

STAFF REPORT
February 23, 2012

No. 12PD003 - Initial and Final Residential Development Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Rapid City Area School District
AGENT	Kris Bjerke for Architecture Incorporated
PROPERTY OWNER	Rapid City Area School District
REQUEST	No. 12PD003 - Initial and Final Residential Development Plan
EXISTING LEGAL DESCRIPTION	Lots 17 through 32 of Block 114 of the Original Town of Rapid City located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.29 acres
LOCATION	Along Columbus Street between 6th Street and 7th Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Public District
East:	High Density Residential District
West:	Central Business District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	1/27/2012
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Initial and Final Residential Development Plan be approved with the following stipulations:

1. A Building Permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use of the parking lot;
2. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3. Prior to issuance of a Building Permit, grading permits, or any disturbance of earth on the site, revised plans shall be submitted for review and approval which include final construction plans, an erosion and sediment control plan, and post-construction water quality plans;
4. Prior to issuance of a Building Permit, all necessary changes shall be made to the construction plans as identified on the redline drawings. All redlined drawings shall be

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- returned and signed and sealed final construction plans shall be submitted for review and approval by Community Planning and Development Services;
5. Prior to issuance of a Building Permit, revised plans shall be submitted for review and approval showing only two access points to the property and showing property-line sidewalks, or Exceptions shall be obtained to allow more than two access points and to allow curbside sidewalks as proposed;
 6. Prior to issuance of a Building Permit, a revised landscaping plan shall be submitted for review and approval identifying the landscaping point calculation. A minimum of 56,193 landscaping points shall be provided for the Planned Development, or an Exception shall be obtained for reduced landscaping. Any changes to the landscaping plan that the Director of Community Planning and Development Services determines to be consistent with the original approved landscaping plan may be considered as a Minimal Amendment to the Planned Residential Development. All landscaping shall be continually maintained in a live vegetative state and replaced in compliance with the City's adopted landscaping ordinance;
 7. Prior to issuance of a Building Permit, revised plans shall be submitted for review and approval showing the proposed photometric plan. Lighting of all types, excluding street lighting and traffic signals, shall be directed so as to reflect away from all residential districts, and shall be so situated so as not to reflect directly onto any public rights-of-way, so as to create a traffic hazard;
 8. Prior to issuance of a Building Permit, the applicant shall obtain approval through an 11.1 Historic Review for any development located within the boundaries of the Historic District;
 9. Signage in compliance with Chapter 15.28 of the Rapid City Municipal Code shall be allowed with a sign permit. All signage not in compliance with Chapter 15.28 of the Rapid City Municipal Code and requiring the review of the Sign Code Board of Appeals shall require a Major Amendment to the Planned Development. No electronic signage is being approved as a part of this Planned Residential Development. The addition of electronic signage shall be considered as a Major Amendment to the Planned Residential Development. In addition, the Director of Community Planning and Development Services may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall be obtained for each individual sign;
 10. An Exception is hereby granted to allow a landscaping boulevard to be located within the parking lot in lieu of the three parking islands required by Rapid City Municipal Ordinance;
 11. An Exception is hereby granted to allow parking aisles of 24 feet in width in lieu of the minimum required 26 feet in width to be located in the parking lot;
 12. This Planned Residential Development shall allow for the construction of a parking lot with landscaping and pedestrian circulation to be used in conjunction with the Rapid City School District and performing arts center. Other uses permitted in a High Density Residential District shall be allowed as a Minimal Amendment to the Planned Residential Development requiring the approval of the Director of Community Planning and Development Services. Conditional uses allowed within a High Density Residential District shall require a Major Amendment to the Planned Residential Development;
 13. All provisions of the High Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment; and,

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14. The Planned Residential Development shall expire if the use is not undertaken and completed within five years, or if the use as approved has ceased for a period of two years. Any changes to the date of completion shall be considered as a Major Amendment to the Planned Residential Development.

GENERAL COMMENTS: The applicant has submitted a request for an Initial and Final Planned Residential Development. In particular, the applicant is requesting an Initial and Final Planned Commercial Development for the construction of a parking lot with 140 parking stalls, pedestrian and vehicle circulations aisles, and landscaping on approximately 1.29 acres of land. The property is zoned High Density Residential District. Parking lots are a Conditional Use in a High Density Residential District.

The applicant met with Community Planning and Development Services staff on February 13, 2012 to discuss several issues commented on during review of the request. The applicant has subsequently submitted additional and/or revised information.

The location of the property is north of Columbus Street, between Sixth and Seventh Streets, in central Rapid City. Currently, the property is an athletic field for the Rapid City School District.

STAFF REVIEW: Staff has reviewed the request for an Initial and Final Planned Residential Development and has noted the following considerations:

Use: Parking lots are a conditional use in a High Density Residential District subject to specific criteria per section 17.14.030.F of the Rapid City Municipal Code. The criteria for review are as follows:

1. *Such facilities shall be paved;*
2. *Such facilities shall in no way be exempted from any of the requirements of this zoning districts including but not limited to, screening, landscaping and signage requirements; and,*
3. *Such facilities shall be permitted only in conjunction with a contiguous use by right or conditional use permit.*

The proposed parking lot will be used in conjunction with the Rapid City School District and the performing arts center located across Columbus Street to the south. The submitted plans show that the proposed parking lot facility will be paved. This Planned Development will serve as the tool to ensure the facility addresses the regulations of the High Density Residential District.

Site Plan: This request is to allow the construction of a parking lot in a High Density Residential District. The submitted application does not include construction plans, erosion and sediment control, and a post-construction water quality management plan. As such, prior to issuance of a building permit, grading permits, or any disturbance of earth on the site, revised plans shall be submitted for review and approval which include final construction plans, an erosion and sediment control plan, and post-construction water quality plans. All

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parking must comply with Chapter 17.50.270 of the Rapid City Municipal Code.

Redline Comments: Prior to issuance of a building permit, grading permits, or any disturbance of earth on the site, all necessary changes must be made to the construction plans as identified on the redline drawings. All redlined drawings must be returned and signed and sealed final construction plans must be submitted for review and approval.

Building Permits/ Certificate of Occupancy: A Building Permit is required prior to any construction. A Certificate of Occupancy is required prior to occupancy of any of the structures on the site. Additionally, an Air Quality Construction Permit must be obtained prior to any surface disturbance of one acre or more.

Design: Rapid City Municipal Code Chapter 17.50.270.F.2 states that the required minimum aisle width in a parking lot with 90 degree parking spaces is 26 feet. The applicant has requested an exception to allow a parking aisle width of 24 feet in lieu of the required 26 feet. Public Works staff has indicated they can support the reduction in the width of the proposed parking aisles in order to maintain the minimum required stall length for the proposed parking stalls.

The submitted plans show the parking lot will be accessible by three ingress/egress points. Two access points are located in the alley right-of-way to the north of the lot. The third is located on Columbus Street. The Street Design Criteria Manual allows a maximum of two driveways. As such, prior to issuance of a building permit, revised plans must be submitted for review and approval eliminating one of the proposed driveways or an exception must be obtained to allow three driveways in lieu of the maximum allowable two. All parking must comply with Chapter 17.50.270 of the Rapid City Municipal Code.

ADA Requirements: Rapid City Municipal Code Chapter 17.50.270.H requires that all parking lots include parking spaces for people with disabilities. The applicant's submitted site plan shows five handicap spaces are being provided. Two of the provided spaces are "van accessible". Based on the information submitted with the application, the required ADA parking is being provided.

Landscaping: The applicant's landscaping plan but did not specify the number of points the landscaping plan would include. As such, prior to issuance of a building permit, revised plans must be submitted for review and approval identifying the landscaping point calculation. Rapid City Municipal Code Chapter 17.50.300.E.2 states that the square footage of the developed portion of the lot not covered by a building shall equal the required number of points. A minimum of 56,193 landscaping points must be provided for the Planned Development, or an Exception must be obtained for reduced landscaping. Any changes to the landscaping plan that the Director of Community Planning and Development Services determines to be consistent with the original approved landscaping plan may be considered as a Minimal Amendment to the Planned Residential Development. All landscaping must be continually maintained in a live vegetative state and replaced in compliance with the City's adopted landscaping ordinance.

Rapid City Municipal Code Chapter 17.50.300.E.1(c) states that planter islands shall be provided at a ratio of 1 such area for every 50 parking spaces. Based on the applicant's

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submitted plans, the parking lot will comprise of 138 parking spaces. As such, a minimum of three parking islands must be provided. The applicant's submitted plans show that one landscaping boulevard, approximately 340 feet long by approximately 12 feet wide is being provided. Each parking space will be less than 120 feet from the landscaping boulevard, and the total square footage of the proposed boulevard is approximately 4,080 square feet, in lieu of the minimum 300 square feet required in the Rapid City Municipal Code. The applicant has asked for an exception to allow one landscaping boulevard in lieu of the three landscaping islands required by the Rapid City Municipal Code. Staff recommends approval of the requested exception based on the surplus of required landscaped area being provided through the proposed landscaping boulevard. In addition, the proposed landscaping boulevard serves to break up the large expanse of pavement, similar to a landscape island.

Lighting: The applicant's site plan does not include a photometric plan identifying all outdoor lot lighting for the property. Rapid City Municipal Code Chapter 17.50.310 states that lighting of all types, excluding street lighting and traffic signals, shall be directed so as to reflect away from all residential districts, and shall be so situated so as not to reflect directly onto any public rights-of-way, so as to create a traffic hazard. As such, prior to issuance of building permits, revised plans must be submitted to Community Planning and Development Services for review and approval that include the proposed photometric plan for the development.

Historic Review: During review of the application, staff noted that a portion of the southeastern corner of the proposed Planned Development is located within the boundaries of a Historic District. Any structures that may be located within the boundaries of the Historic District are subject to the review of the Historic Review Board. As such, prior to issuance of a building permit, the applicant must obtain approval through an 11.1 Historic Review for any development located within the boundaries of the Historic District.

Signage: To date, the applicant has not proposed signage as a part of this application. The applicant should be aware that if signage is going to be included as a part of the proposed lot, a sign package must be submitted to Community Planning and Development Services for review and approval. Signage in compliance with Chapter 15.28 of the Rapid City Municipal Code will be allowed with a sign permit. All signage not in compliance with Chapter 15.28 of the Rapid City Municipal Code requiring the review of the Sign Code Board of Appeals will require a Major Amendment to the Planned Development. No electronic signage is being approved as a part of this Planned Residential Development. The addition of electronic signage will be considered as a Major Amendment to the Planned Residential Development. In addition, the Director of Community Planning and Development Services may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must be obtained for each individual sign.

Notification Requirements: The required sign has not been posted on the property. The required receipts and green cards from the certified mailing have not been returned. Staff will inform the Planning Commission at the February 23, 2012 Planning Commission meeting if these requirements have not been met. As of this writing, there has been one

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inquiry into the proposed parking lot.

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