

STAFF REPORT
March 22, 2012

No. 12PD012 - Final Residential Development Plan

ITEM 22

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Technology Housing, LLC
REQUEST	No. 12PD012 - Final Residential Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 through 16 of Block 3 of Denman's Subdivision all located in Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.28 acres
LOCATION	South of East Saint Joseph Street between Elm Avenue and Birch Avenue
EXISTING ZONING	High Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	High Density Residential District
East:	Park Forest District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	2/24/2012
REVIEWED BY	Fletcher Lacock / Nicole Lecy

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the applicant shall obtain an exception to allow access to be taken from East Saint Joseph Street or revise the plans to comply with Section 8.2.1 of the Street Design Criteria Manual;
2. Prior to Planning Commission approval, the applicant shall obtain an exception to allow a non-property line sidewalk or revise the plans to comply with Section 7.5 of the Street Design Criteria Manual;
3. Prior to Planning Commission approval, the applicant shall obtain an exception to allow driveway approach spacing of 115 feet in lieu of the minimum required 150 feet on East Saint Joseph Street or the plans shall be revised to comply with Section 8.2.2 of the Street Design Criteria Manual;
4. 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;
5. Prior to issuance of a Building Permit, an Engineering Design Report signed and stamped by a professional engineer shall be submitted for review and approval;
 6. A minimum of 51 parking spaces shall be provided. In addition, three of the parking spaces shall be handicap accessible. One of the handicap spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met;
 7. A minimum of 31,360 landscaping points shall be provided for Phase I. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
 8. The previously granted Exception to reduce the required minimum front yard setback of 35 feet to 10 feet along Saint Joseph Street and along Birch Avenue and to reduce the required rear yard setback from 30 feet to five feet is hereby acknowledged;
 9. The previously granted Exception to increase the permitted lot coverage from 25% to 31% is hereby acknowledged;
 10. The previously granted Exception to decrease the minimum required open space of 300 square feet per apartment unit to 130 square feet per apartment unit is hereby acknowledged;
 11. All signage shall conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Final Planned Residential Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs shall require the review and approval of a Major Amendment to the Final Planned Residential Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
 12. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
 13. All provisions of the High Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Initial Planned Residential Development and the Final Planned Residential Development or a subsequent Major Amendment;
 14. All applicable provisions of the adopted International Fire Code shall continually be met; and,
 15. The Final Planned Residential Development shall allow for a six story apartment building with first floor commercial use for the residents of the apartments. Any change in use that is a permitted use in the High Density Residential District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the High Density Residential District shall require the review and approval of a Major Amendment to the Planned Commercial Development.

GENERAL COMMENTS:

The applicant has submitted a Final Residential Development Plan. In particular, the applicant is proposing to construct a six story apartment building with first floor commercial use to serve the on-site residents. The first floor commercial use is a Conditional Use in the High Density Residential District. The apartment is identified as Phase I of two phases. Parking for Phase II is not provided. As such, an Initial and Final Planned Residential Development will be required to address the future phase as shown on the site plan. The applicant obtained Exceptions to Chapter 17.14 of the Rapid City Municipal Code through the Initial Planned Commercial Development to reduce the required minimum front yard

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setback of 35 feet to 10 feet along Saint Joseph Street and along Birch Avenue, to reduce the required rear yard setback from 30 feet to five feet, to increase the permitted lot coverage from 25% to 31% and to decrease the minimum required open space of 300 square feet per apartment to 130 square feet per apartment.

The properties were platted in 1883 and annexed into Rapid City in 1888. In 1968 the properties were zoned Highway Service District. In 1977 the properties were rezoned from Highway Service District to General Commercial District.

On January 26, 2012, the Planning Commission approved a Comprehensive Plan Amendment request changing the future land use designation from commercial to residential and a rezoning request to change the zoning designation of the property from General Commercial District to High Density Residential District.

On February 9, 2012, the Planning Commission approved an Initial Residential Development Plan allowing first floor commercial use to serve the residents, a reduction in the required minimum front yard setback of 35 feet to 10 feet along Saint Joseph Street and along Birch Avenue, a reduction in the required rear yard setback from 30 feet to five feet, an increase in the permitted lot coverage from 25% to 31% and a decrease in the minimum required open space of 300 square feet per apartment to 130 square feet per apartment.

The properties are located south of East Saint Joseph Street between Elm Avenue and Birch Avenue just west of the South Dakota School of Mines and Technology. Currently, the structures that were located on the property have been demolished.

STAFF REVIEW:

Staff has reviewed the Final Residential Development Plan and has noted the following considerations:

Engineering: Staff has identified a number of issues that must be addressed prior to Planning Commission approval. In particular, the applicant must obtain three Exceptions or revise plans to comply with the Street Design Criteria Manual. The applicant must obtain an Exception to allow access to be taken from East Saint Joseph Street or revise the plans to comply with Section 8.2.1 of the Street Design Criteria Manual. In addition, the applicant must obtain an Exception to allow a non-property line sidewalk or revise the plans to comply with Section 7.5 of the Street Design Criteria Manual. The applicant must also obtain an Exception to allow driveway approach spacing less than 150 feet on East Saint Joseph Street or revise the plans to comply with Section 8.2.2 of the Street Design Criteria Manual.

The applicant has submitted an unstamped Engineering Design Report. Prior to issuance of a Building Permit, an Engineering Design Report signed and stamped by a professional engineer must be submitted for review and approval.

Lighting: The applicant has submitted a lighting plan for the property showing that it is in compliance with the requirements of the Ordinance. Staff recommends that all outdoor lighting be constructed to reflect 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.

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Parking: A minimum of 51 parking spaces must be provided for Phase I of the development. The site plan submitted by the applicant shows a total of 65 parking stalls being provided for Phase I. Three of the spaces are handicap accessible parking stalls with one of the spaces being “van accessible”.

Staff recommends that a minimum of 51 parking spaces be provided. In addition, three of the parking spaces must be handicap accessible. One of the handicap spaces must be “van accessible.” All provisions of the Off-Street Parking Ordinance must be continually met.

Landscaping: The applicant has submitted a landscaping plan that encompasses both Phases of the development. This Final Planned Residential Development is only for Phase I. A Final Planned Residential Development will be needed when Phase II is proposed. A minimum of 31,360 landscaping points must be provided for Phase I. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code must be continually met. All landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Signage: The applicant has submitted a sign package that includes a monument sign on the southeast corner of the property. All signage must conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Final Planned Residential Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs will require the review and approval of a Major Amendment to the Final Planned Residential Development. Lighting for the signs must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must also be obtained for each individual sign.

Permits: On March 1, 2012 Demolition Permits were issued for the property. On March 8, 2012 an Air Quality Permit a Grading Permit and an Erosion and Sediment Permit were also issued for the property. A building permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy. All plans submitted for a building permit must be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A.

Zoning: The Final Planned Residential Development will allow for a six story apartment building with first floor commercial use for the residents of the apartments. Any change in use that is a permitted use in the High Density Residential District will require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the High Density Residential District will require the review and approval of a Major Amendment to the Planned Commercial Development. The Planning Commission approved an Initial Residential Development Plan allowing first floor commercial to serve the residents, a reduction in the required minimum front yard setback of 35 feet to 10 feet along Saint Joseph Street and along Birch Avenue, a reduction in the required rear yard setback from 30 feet to five feet, an increase in the permitted lot coverage from 25% to 31% and a decrease in the minimum required open space of 300 square feet per apartment to 130 square feet per apartment. All provisions of the High Density Residential District must be met unless otherwise specifically authorized as a stipulation of the Initial Planned Residential Development and the Final Planned Residential Development or a subsequent

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Major Amendment.

Notification Requirement: As of this writing, the white slips and green cards from the certified mailing have not been returned and the required sign has not been posted on the property. Staff will notify the Planning Commission at the March 22, 2012 Planning Commission meeting if these requirements have not been met.