

STAFF REPORT
July 10, 2008

**No. 08PD027 - Major Amendment to a Planned Residential ITEM 19
Development**

GENERAL INFORMATION:

APPLICANT/AGENT	Rapid Creek Partners c/o Triad Development
PROPERTY OWNER	Rapid Creek Partners c/o Triad Development
REQUEST	No. 08PD027 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots A, B and C of Sundial Square, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.23 acres
LOCATION	102 Waterloo Street
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/11/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

1. A minimum of 165,602 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance and the revised landscape plan. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
2. The currently adopted International Fire Code shall be continually met;
3. All applicable stipulations of the previously approved Initial and Final Planned Residential Developments shall be continually met; and ,
4. The Major Amendment to a Planned Residential Development for phase one shall expire if the use has not commenced within two years of the date of approval by the Planning

STAFF REPORT
July 10, 2008

No. 08PD027 - Major Amendment to a Planned Residential ITEM 19 Development

Commission, or if the use as approved has ceased for a period of two years. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

GENERAL COMMENTS: The property is located north of Omaha Street and east of Waterloo Street. The applicant is requesting approval of a Major Amendment to a Planned Residential Development to revise the previously approved landscape plan.

On August, 17, 1992, the City Council approved a Planned Residential Development (#1111) to allow the construction of five 21-unit multi-family buildings on the property with stipulations:

1. All easements shall be noted on the site plan;
2. Drainage plan be amended to direct all drainage toward streets;
3. Identify all water and sewer service lines on site plan;
4. Amend parking plan to comply with stall size and aisle width required under Off-Street Parking Ordinance;
5. Provide adequate emergency vehicle turnaround for phase one;
6. Install sidewalks along Waterloo and East Chicago Streets; and,
7. Identify Racine Street connection to southeast entrance and vehicle turnaround for phase two.

The project was to be completed in two phases with three buildings being constructed in phase one and two additional building being constructed in phase two. To date only phase one of the project has been completed. A cash bond was submitted in 1993 to allow the building to be occupied prior to completion of the landscaping the following construction season. On numerous occasions, City staff has attempted to resolve discrepancies between the approved plan and what was installed to allow the cash bond to be returned. The applicant is now proposing to revise the previously approved landscape plan for the project.

STAFF REVIEW:

Staff has reviewed the Major Amendment to a Planned Residential Development and has offered the following considerations:

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The previously approved landscape plan provided 186,000 landscape points which exceeded the 158,830 landscape points required per Section 17.50.300 of the Rapid City Municipal Code. Currently, 147,852 landscape points have been installed on the property and the applicant is proposing to install an additional 17,750 landscape points for a total of 165,602 landscape points. The proposed landscape plan meets the minimum requirements of Chapter 17.50.300 of the Rapid City Municipal Code.

STAFF REPORT
July 10, 2008

**No. 08PD027 - Major Amendment to a Planned Residential ITEM 19
Development**

Fire: The Fire Department has indicated that all International Fire Codes must be met as a part of the design standards for the development.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.