

STAFF REPORT  
April 26, 2012

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**No. 12PD015 - Initial and Final Residential Development Plan**

**ITEM 5**

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GENERAL INFORMATION:

APPLICANT	Flump & Lump, LLC
AGENT	Lawrence M. Kostaneski, PE for Centerline
PROPERTY OWNER	Flump & Lump, LLC
REQUEST	<b>No. 12PD015 - Initial and Final Residential Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Founders Park North Subdivision located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11 acres
LOCATION	North of the intersection of Founders Park Drive and Philadelphia Street
EXISTING ZONING	Medium Density Residential District (Planned Development Designation) - M-Hill Overlay Zoning District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Park Forest District
South:	Office Commercial District (Planned Commercial Development)
East:	Medium Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	3/29/2012
REVIEWED BY	Fletcher Lacock / Ted Johnson

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 and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to issuance of a building permit, the applicant shall submit complete construction plans for review and approval;

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3. Prior to issuance of a building permit, the applicant shall submit a phased erosion and sediment control plan for review and approval;
4. Prior to issuance of a building permit, the applicant shall submit a phasing plan for the development;
5. Prior to issuance of a building permit, the applicant shall submit revised plans showing the retaining wall located out of the Philadelphia Street right-of-way;
6. Prior to issuance of a Certificate of Occupancy, the applicant shall coordinate with the Rapid City Fire Department to locate directional signage and shall submit revised plans showing the location of those signs. All applicable provisions of the adopted International Fire Code shall continually be met;
7. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
8. Upon submittal of a building permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;
9. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
10. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development. Changes to the proposed elevations, design plans and color palette which the Community Planning and Development Services Director determines to be consistent with the original approved elevations, design plans and color palette shall be allowed as a Minimal Amendment to the Planned Residential Development;
11. A minimum of 189 parking spaces shall be provided. In addition, six 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;
12. A minimum of 390,565 landscaping points shall be provided. 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;
13. Prior to issuance of a sign permit, a revised sign package shall be submitted in compliance with the sign code. All signage shall continually conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Initial and Final Planned Residential Development. Changes to the proposed sign package, which the Community Planning and Development Services Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the 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 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;
14. 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;
15. All provisions of the Medium 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,
16. The Initial and Final Residential Development Plan shall allow the property to be used for

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multi-family apartment buildings. Any change in use that is a permitted use in the Medium Density Residential District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Commercial Development.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Residential Development Plan to construct 7 three story apartment buildings. The applicant is proposing a total of 126 units. In addition, accessory structures will include 76 detached garages, enclosed dumpster stations and a storage building.

On May 6, 2011, the City approved a Planned Development Designation for the 39.29 acre parcel. On June 6, 2011, the City Council approved a Layout Plat (File #11PL025) to subdivide the property to create one lot as shown on this Preliminary Plat. In addition, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan (File #11CA004) to eliminate a proposed collector street extending through the property from Philadelphia Street to proposed Anamosa Street. The City Council also approved a Rezoning request (File #11RZ007) to rezone the 39.29 acre parcel from Park Forest District to Medium Density Residential District.

On February 6, 2012, the City Council approved a Preliminary Plat (File #11PL076) for the above legally described property.

On March 29, 2012, a Final Plat (File #12PL012) was approved for the above legally described property.

The property is located north of the intersection of Founders Park Drive and Philadelphia Street. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Use: The applicant is proposing to construct seven apartment buildings with 18 units in each building, 76 detached garages and a storage building. The Initial and Final Planned Residential Development will allow the property to be used for multi-family apartment buildings. Any change in use that is a permitted use in the Medium Density Residential District will require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Medium Density Residential District will require the review and approval of a Major Amendment to the Planned Commercial Development. All provisions of the Medium Density Residential District must be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

Engineering: Construction plans, erosion and sediment control plans and a phasing plan were not submitted with this application. As such, staff recommends that prior to issuance of a building permit the applicant must submit complete construction plans, a phased

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erosion and sediment control plan and a phasing plan for the development for review and approval.

In addition, it appears that the proposed retaining wall used for landscaping encroaches into the Philadelphia Street right-of-way. Prior to issuance of a building permit, the applicant must submit revised plans showing the retaining wall located out of the Philadelphia Street right-of-way.

Design: The applicant has submitted sample elevations of the seven proposed apartment buildings. The proposed structures are three stories with 18 units per building. Three story structures are permitted in the Medium Density Residential District. In addition, the applicant is proposing 76 detached garages, dumpster enclosures and an enclosed storage building. The sample elevations show an earth-tone colored exterior of siding and stone. The proposed structures must conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development. Changes to the proposed elevations, design plans and color palette which the Community Planning and Development Services Director determines to be consistent with the original approved elevations, design plans and color palette will be allowed as a Minimal Amendment to the Planned Residential Development.

Signage: The applicant has submitted two sign packages. Neither sign package complies with the Sign Code. The proposed signs exceed the maximum residential sign height and/or width requirement. Staff recommends that prior to issuance of a sign permit, a revised sign package must be submitted in compliance with the sign code. All signage must continually conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Initial and Final Planned Residential Development. Changes to the proposed sign package, which the Community Planning and Development Services Director determines to be consistent with the original approved sign package, will be allowed as a Minimal Amendment to the 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 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.

Parking: A minimum of 189 parking spaces must be provided for the proposed seven apartment buildings. The applicant has submitted a site plan that shows 284 parking spaces including 76 garage stalls. Fourteen handicap accessible spaces are shown with two being "van accessible". The parking provided is in compliance with Chapter 17.50.270 of the Rapid City Municipal Code.

Staff recommends that a minimum of 189 parking spaces be provided. In addition, seven 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: A minimum of 390,565 landscaping points must be provided for the proposed development. The applicant has submitted a landscaping plan that shows a total of 440,970 landscaping points to be provided. The proposed landscaping is in compliance with Chapter

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17.50.300 of the Rapid City Municipal Code.

A minimum of 390,565 landscaping points must be provided. 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.

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 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.

Building Permit: A building permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy. Upon submittal of a building permit, plans must be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A. Temporary or permanent site stabilization must be achieved prior to issuance of a Certificate of Occupancy.

Air Quality: The proposed development is over one acre in area. An Air Quality Construction Permit must be obtained prior to any surface disturbance of one acre or more.

Fire Department: Prior to issuance of a Certificate of Occupancy, the applicant must coordinate with the Rapid City Fire Department to locate directional signage and must submit revised plans showing the location of those signs. All applicable provisions of the adopted International Fire Code must continually be met.

Notification: As of this writing, the white slips and green cards have not been returned. In addition, the required sign has not been posted on the property. Staff will notify the Planning Commission at the April 26, 2012 Planning Commission meeting if these requirements have not been met. Staff has received one phone call in support of the proposed development.