

STAFF REPORT

June 8, 2000

PRD #00PD019 - Planned Residential Development - Final Development Plan

GENERAL INFORMATION:

PETITIONER	Centerline for Double E, LLC
REQUEST	PRD #00PD019 - Planned Residential Development - Final Development Plan
LEGAL DESCRIPTION	A tract of land located in the north one-half of the southwest one-quarter of Section 16, T1N, R8E, of the B.H.M., Rapid City, Pennington County, South Dakota, described in more detail as follows: beginning at the northeast corner of said southwest one-quarter; thence south 00 00'00" east along the east line of said southwest one-quarter a distance of 1209.09 feet; thence south 90 00'00" west a distance of 269.72 feet; thence north 00 00'00" east a distance of 154.40 feet; thence south 90 00'00" west a distance of 330.00 feet; thence north 00 00'00" east a distance of 125.00 feet; thence south 90 00'00" west a distance of 1086.11 feet; thence north 25 29'36" east a distance of 1027.55 feet to the north line of said southwest one-quarter; thence north 89 53'58" east along said north line a distance of 1243.57 feet to the point of beginning; the above described tract of land contains 33.9 acres, more or less
PARCEL ACREAGE	Approximately 33.9 Acres
LOCATION	At the western terminus of Willowbend Road and the south end of South Valley Drive
EXISTING ZONING	No Use (City)
SURROUNDING ZONING	
North:	(County)
South:	No Use (City)
East:	No Use (City)
West:	Low Density Residential II (Planned Residential Development) (City)
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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RECOMMENDATION: Staff recommends that the Planned Residential Development - Final Development Plan for Phase 1 be approved with the following stipulations:

Fire Department Recommendations:

1. All street signs shall be installed prior to construction of any residence;

Transportation Planning Division Recommendations:

2. All driveways shall meet the minimum standards of the Street Design Criteria Manual;

Urban Planning Division Recommendations:

3. A maximum of forty two (42) single family detached dwelling units shall be allowed in this phase of the development;
4. Permitted principal and accessory uses shall be regulated as per Section 17.44.020 of the Rapid City Municipal Code and any two-family attached dwelling units or townhouses shall require a major amendment;
5. Any use listed in Use On Review Section 17.44.030 of the Rapid City Municipal Code shall require a Major Amendment to the Planned Residential Development;
6. All area requirements shall comply with Section 17.44.050 of the Rapid City Municipal Code except as follows: an eighteen foot (18') front yard setback for the principal structure shall be allowed on all lots; an eighteen foot (18') rear yard setback for the principal structure shall be allowed for the following Lots 9, 15, 16, 21, 22, 28 of Block 2 and Lots 1 through 13 of Block 3;
7. All building heights shall comply with Section 17.44.060 of the Rapid City Municipal Code;
8. A minimum of two off-street parking spaces shall be provided for each residence;
9. Prior to City Council approval of the Final Development Plan, a complete landscaping plan including an irrigation design shall be provided for review and approval of the proposed cul-de-sac island. Prior to Final Plat approval for the street, the applicant shall provide a legal agreement for the private maintenance of this island;
10. All common open space lots shall be owned by a homeowner association which will maintain and pay all required taxes and fees for these areas. Copies of the Homeowners Association incorporation documents and covenants shall be submitted for review prior to Final Development Plan approval by the City Council. Violation of this stipulation will null and void the Planned Residential Development and no additional building shall be granted with the Planned Residential Development;
11. Prior to City Council approval of the Final Development Plan, the applicant shall provide a complete site plan identifying all structures on the subject property and timeframe when these structures will be removed for review and approval; and,
12. Prior to City Council approval of the Final Development Plan, the applicant shall provide a typical site plan for the four model units for review and approval.

GENERAL COMMENTS: The applicant is proposing a Planned Residential Development as part of the rezoning of the subject property to Low Density Residential-2. This is the first phase of development for the Plum Creek Subdivision. The applicant is proposing a number of

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deviations from the typical setback requirements from the Low Density Residential-2 Zoning District as part of the Planned Residential Development request. In addition, the proposed plan identifies a number of common open space areas.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Staff has listed a number of requirements for the Planned Residential Development. These requirements reflect the Low Density Residential-2 standards for development. Staff is listing these out specifically to eliminate any confusion in the future regarding the requirements of the Planned Residential Development. Setback deviations have often been granted in the Planned Residential Developments. A minimum eighteen foot (18') front yard setback in lieu of the required minimum twenty five foot (25') has been allowed in a number of Planned Residential Developments including Elks Country Estates, Parkridge, and Terracita Highlights. Staff has not identified any significant problems with this reduction when proper design principals are followed. The applicant is also requesting the that an eighteen foot (18') rear yard setback be allowed along all lots. Staff can only support this request for those lots that are adjacent to an open space area since there will be no residences directly behind these lots.

Staff has noted that there are a number of structures located on the subject property. Staff is requesting that a site plan identifying the location of these structure be provided along with a timetable for the removal of these structures be submitted. Staff does not want to create a non-conforming use as part of this development and this information will insure that this does not happen. The applicant is also proposing the construction of an island in one of the cul-de-sacs. Staff is requesting that a complete landscape plan be provided for the island including an irrigation design. Staff is requesting that the homeowners association be responsible for the continual maintenance of the island.

Staff is recommending that all driveways meet the minimum requirements of the Street Design Criteria Manual. Conflicts with the City standards relative to driveways have occurred in other subdivisions. Theses issues include driveway spacing, number of driveways allowed, and width of driveways. Staff recommends inclusion of a stipulation that will require a homeowner to obtain both the Planning Commission and City Council to approve any deviation from the Street Design Criteria Manual as a Major Amendment to the Planned Residential Development.

Staff is recommending that a maximum of forty-two single family detached dwelling units be permitted in this phase. The Low Density Residential-2 Zoning District does allow for duplexes and townhouses; however, the applicant has not indicated on the site plan any location for these types of uses. Staff is requesting that the applicant submit a site plan for the four model home sites they are proposing.