

STAFF REPORT

March 8, 2001

No. 01PD005 - Planned Residential Development - Initial and Final Development Plan **ITEM 23**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PD005 - Planned Residential Development - Initial and Final Development Plan
LEGAL DESCRIPTION	Lots 1 thru 3 of Block 2; Lots 1 thru 23 of Block 3; and Lots 2 and 3 of Block 4 all located in Stoney Creek Subdivision Phase I, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.146 Acres
LOCATION	South of the current terminus of Winterset Drive and Stoney Creek Drive
EXISTING ZONING	Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Agriculture District
East:	General Agriculture District
West:	General Commercial District (PDD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Development Plan, drainage information shall be submitted for review and approval;

Fire Department Recommendations:

2. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;
3. Prior to issuance of a building permit, signs shall be posted along Princeton Court and Yale Court to preclude parking in the cul-de-sac bulbs;

Air Quality Recommendation:

4. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;

STAFF REPORT

March 8, 2001

No. 01PD005 - Planned Residential Development - Initial and Final Development Plan **ITEM 23**

Building Inspection Division Recommendations:

5. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
6. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;

Urban Planning Division Recommendations:

7. Prior to Planning Commission approval of the Final Development Plan, a landscaping plan shall be submitted for review and approval. In particular, a substantial landscaping buffer including berms, shrubs and trees shall be provided along the east side of Bendt Drive;
8. Prior to Planning Commission approval of the Final Development Plan, a sign and lighting package shall be submitted for review and approval. The sign package shall include the location, height and size, and setback dimensions of any and all proposed signs to be located within the development;
9. Prior to Planning Commission approval of the Final Development Plan, a revised site plan shall be submitted for review and approval to show a 49 foot wide right-of-way on Princeton Court and Yale Court; or the site plan shall be revised to show an off-street parking area for visitors;
10. A minimum 15 foot front yard setback for all principal structures and a minimum 18 foot setback for all garages(s) shall be provided on Princeton Court, Yale Court and Harvard Avenue. A minimum 25 foot front yard setback for all structures shall be maintained on Winterset Drive;
11. All provisions of the Low Density Residential Zoning District shall be met unless otherwise authorized; and,
12. The Planned Residential Development shall allow single family residential use.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Planned Residential Development request to allow 28 single family residences on the above legally described property. An associated plat, Preliminary and Final Plat #00PL115, is currently being reviewed to create a 38 lot residential development with one 7.54 acre commercial lot.

The property is located at the northeast corner of the intersection of Catron Boulevard and Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW: During the review of the Initial and Final Planned Residential Development, staff identified the following issues:

Setbacks: The applicant is requesting that a 15 foot front yard setback be allowed for the principal structure(s) in lieu of the required 25 foot setback. The applicant has indicated that a minimum 18 foot setback will be maintained in front of the attached garage. A reduced front yard setback of 15 feet has been allowed when a minimum 18 foot setback is provided for the garage structure. Staff, however, cannot support reducing the front yard setback along Winterset Drive as a part of a Planned Residential Development approval. Winterset Drive will serve to carry traffic between the Autumn Hills Planned Residential Development

STAFF REPORT

March 8, 2001

No. 01PD005 - Planned Residential Development - Initial and Final Development Plan **ITEM 23**

located directly north of the subject property and the subject property.

The applicant has indicated that shifting the principal structure(s) to the front of the lots will allow for additional areas in the rear yards to accommodate on-site drainage. Staff is recommending that drainage information identifying the drainage patterns within the rear yards be submitted for review and approval.

Fire Department Concerns: The Fire Department has indicated that no on-street parking is allowed on the two proposed cul-de-sac bulbs to insure Fire Department access to the subject property. Staff is recommending that signs be posted in the two cul-de-sac bulbs located at the end of Princeton Court and Yale Court to preclude on-site parking.

Landscaping Plan: To date, a landscaping plan has not been submitted. Staff is recommending that a complete landscaping plan be submitted for review and approval prior to Planning Commission approval of the Final Development Plan. Due to the proposed commercial use identified on proposed Lot 1, Block 5 located directly west of Bendt Drive, staff is recommending that a substantial landscaping buffer including berms, shrubs and trees be provided along the east side of Bendt Drive.

Sign Package: To date, a sign and lighting package has not been submitted for review and approval. Staff is recommending that prior to Planning Commission approval of the Final Development Plan, a complete sign package including the location, height and size, and setback dimensions of any and all proposed signs to be located within the planned development. In addition, information on the proposed building materials and location of lights must be submitted for review and approval.

Design Features: To date, the proposed maximum building height for all structures within the planned development has not been submitted. The applicant has indicated that the proposed structures will not exceed two and one-half stories or thirty five feet in height as required in the Low Density Residential District. Staff is recommending that all provisions of the Low Density Residential Zoning District be met unless otherwise authorized.

Street Width: The site plan identifies a 48 foot wide right-of-way on Princeton Court and Yale Court. The Street Design Criteria Manual requires a minimum 49 foot wide right-of-way in order to allow on street parking. The applicant has indicated that this is an error on the site plan and that a 49 foot wide right-of-way is being platted along these two roadways. Staff is recommending that a revised site plan be submitted for review and approval showing the 49 foot wide right-of-way or showing an off-street parking area for visitors.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the March 8, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.