

STAFF REPORT
September 23, 2004

No. 04PD054 - Planned Residential Development - Initial Development Plan **ITEM 23**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Bill Freytag
REQUEST	No. 04PD054 - Planned Residential Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	A tract of land located in the SE1/4 of SW1/4 of Section 13, and in the NE1/4 of NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more particularly described as follows: Commencing at a point which is a 1" pipe marking the southwest 1/16 corner of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, Thence N00°11'23"E a distance of 117.00', more or less, to a point; Thence S89°49'06"E a distance of 221.72', more or less, to a point; Thence N00°10'54"E a distance of 233.09', more or less, to a point; Thence S89°41'23"E a distance of 888.80', more or less, to a point; Thence S00°09'49"W a distance of 380.90', more or less, to a point; Thence N89°47'53"W a distance of 286.16', more or less, to a point; said point being a 5/8" rebar marking the northwest corner of Lot 6 of Block 1 of Mallridge Subdivision No. 2; Thence N89°51'52"W a distance of 374.71', more or less, to a point; Said point being a 5/8" rebar marking the northwest corner of Lot 11 of Block 1 of Mallridge Subdivision No. 2; Thence N89°49'06"W a distance of 449.80', more or less, to a point, Said point being a 2" pipe with survey cap LS 880 marking the southeast corner of Lot 13 of Madison's Subdivision; Thence N00°11'52"E a distance of 33.00', more or less, to the point of beginning. Said area includes 8.557 acres, more or less
PARCEL ACREAGE	Approximately 8.6 acres
LOCATION	West of Haines Avenue and north of Mallridge Subdivision
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District

STAFF REPORT
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No. 04PD054 - Planned Residential Development - Initial Development Plan **ITEM 23**

West:	Pennington County Zoning
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/27/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial Development Plan be continued to the October 7, 2004 Planning Commission meeting to allow the applicant to submit structural elevations of the proposed residential development.

GENERAL COMMENTS:

The applicant has submitted an Initial Planned Residential Development request to allow a combination of single family residential and townhome development on the subject property. In addition, the applicant has submitted a Layout Plat to subdivide approximately 11 acres, including the subject property, into 43 single family residential and/or townhome lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer and improve pavement along Haines Avenue as it abuts the subject property. (See companion items #04SV051 and 04PD054.)

STAFF REVIEW:

Staff has reviewed the Initial Planned Residential Development request and has noted the following stipulations:

Platting: As previously indicated, a Layout Plat has been submitted to subdivide the subject property into 43 residential lots. During the review of the Layout Plat, staff has noted that infrastructure improvements as well as drainage and grading issues must be addressed upon submittal of a Preliminary Plat. As such, staff is recommending that a Final Plat be approved prior to or in conjunction with a Final Planned Residential Development to insure that the subdivision improvement issues have been addressed.

Affordable Housing: The applicant has indicated that the proposed residential development will provide additional affordable housing for Rapid City. As such, the applicant has requested that setbacks be reduced, allowable lot coverage be increased and that the minimum required lot size be reduced for single family residential and/or townhome development in order to reduce the overall cost of the project. Staff is recommending that upon submittal of a Final Planned Commercial Development, covenants or some other mechanism be established to insure that the development will provide affordable housing as proposed and that the housing will remain affordable. Staff will consider the aforementioned deviations from the Zoning Ordinance with the consideration that the project will be exclusively developed to provide affordable housing.

Lot Area/Lot Coverage: The Medium Density Residential District requires a minimum 6,500

STAFF REPORT
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square foot lot size for a single family residential structure and a minimum 4,000 square foot lot size for a townhome. The applicant is requesting to reduce the lot size for a single family residential lot to 4,800 square feet. With the reduced lot size, the applicant is also requesting to increase the allowable lot coverage area within the Medium Density Residential District from 30% to 35%. In consideration of the proposed affordable housing development, staff supports the proposed lot size reduction and increase in lot coverage contingent upon the applicant addressing any additional drainage concerns as a part of a Final Planned Commercial Development proposal and/or a Final Plat of the property.

Setbacks: The property is currently zoned Medium Density Residential District which requires the following setbacks for a residential structure: a minimum 25 foot front yard setback, a minimum 25 rear yard setback, a minimum eight foot side yard setback for a single story structure and a minimum 12 foot side yard setback for a two story structure. The applicant is requesting to reduce the front yard setback to 18 feet in front of the garage and 15 feet to the balance of the structure. The Planning Commission has allowed reduced setbacks within Planned Residential Developments when a minimum 18 foot front yard setback is provided in front of the proposed garages in order to insure a vehicle may be parked in the driveway without overhanging the public right-of-way or across the sidewalk in violation of the Rapid City Municipal Code. As such, staff is recommending that the proposed front yard setback be allowed as proposed with the stipulation that a minimum 18 foot front yard setback be provided in front of each garage. In addition, staff is recommending that a minimum 15 foot front yard setback be provided in front of each residence.

The applicant is also requesting to reduce the side yard setback from eight feet and 12 feet, respectively, to six feet for either a one or two story single family residence or a townhome. In addition, the applicant is requesting to reduce the rear yard setback from 25 feet to 15 feet. Staff is requesting that structural elevations of the proposed residential structures be submitted for review to insure that the proposed structures are properly designed to mitigate any potential impacts the reduced setbacks may have within the development and on adjacent properties. Structural elevations and specific design features are not required to be submitted as a part of an Initial Planned Residential Development. However, the applicant has requested several deviations from the Zoning Ordinance. Staff supports the development of an affordable housing project contingent upon the applicant demonstrating that the project will not create any negative impacts. As such, staff is recommending that the Initial Planned Residential Development be continued to the October 7, 2004 Planning Commission meeting to allow the applicant to submit structural elevations of the proposed single family residences and townhomes.

Legal Notification Requirement: The receipts from the certified mailings have not been returned as of this writing. Staff will notify the Planning Commission at the September 23, 2004 Planning Commission meeting if this requirement is not met. As of this writing, staff has received three telephone calls from property owners located along the south lot line of the subject property. Each of the callers has expressed concern with the requested reduced setbacks and has indicated that they would like to see structural elevations of the proposed single family residential and townhome structures to determine what impact the project may have on their lots.