

STAFF REPORT
August 10, 2006

No. 06PD056 - Major Amendment to a Planned Residential Development **ITEM 48**

GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	No. 06PD056 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 1A and 1B, Block 5, Stoney Creek Subdivision Phase I, located in the W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 12, Block 5, Stoney Creek Subdivision Phase I, located in the W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.72 acres
LOCATION	Northeast of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	General Commercial District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/20/2006
REVIEWED BY	Travis Tegethoff / Bob Dominicak

RECOMMENDATION:

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

1. A Building Permit shall be obtained prior to any construction and a Certificate of

STAFF REPORT
August 10, 2006

No. 06PD056 - Major Amendment to a Planned Residential Development ITEM 48

- Occupancy shall be obtained prior to occupancy;
2. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence, including corner lots, on Lots 1 thru 12, Block 5;
3. All provisions of the Medium Density Residential District, including setbacks, shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Residential Development or a subsequent Major Amendment;
4. Split foyer structures shall be allowed on Lots 1 and 12, Block 5 and single-story structures shall be allowed on Lots 2 through 11, Block 5 or a Major Amendment to a Planned Commercial Development shall be obtained;
5. The proposed structures shall conform architecturally to the proposed elevations, design plans and color scheme submitted as part of this Final Planned Residential Development;
6. All International Fire Codes shall be continually met;
7. All signage shall comply with Section 15.28 of the Rapid City Municipal Code;
8. Prior to Planning Commission approval, the applicant submit a landscape plan including large deciduous and coniferous trees along Winterset Drive and Bendt Drive for Lots 1, 2, 8, 9, and 12, Block 5 for review and approval; and,
9. The Planned Residential Development shall allow for the construction of 38 town homes on the property. However, the Major Amendment to a Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for two years.

GENERAL COMMENTS: The subject property is located north of Catron Boulevard and west of Bendt Drive. A four-unit town home is currently under construction on the subject property.

On January 26, 2006 the Planning Commission approved a Planned Residential Development – Initial and Final Development Plan (05PD093) for the subject property 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. An exception to reduce the separation between an intersection and an approach location from 50 feet to 25 feet along Winterset Drive is hereby denied;
3. An exception to reduce the separation between an intersection and an approach location from 50 feet to 25 feet along Princeton Court is hereby denied;
4. An exception to reduce the separation between an intersection and an approach location from 50 feet to 25 feet along Yale Court is hereby denied;
5. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence on Lots 1 thru 12, Block 5;
6. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment;
7. The proposed structures shall conform architecturally to the proposed elevations,

STAFF REPORT
August 10, 2006

No. 06PD056 - Major Amendment to a Planned Residential Development ITEM 48

design plans and color scheme submitted as part of this Final Planned Residential Development;

8. An amendment to the Air Quality Permit shall be obtained or a new permit shall be obtained prior to construction;
9. All International Fire Codes shall be continually met;
10. All signage shall comply with Section 15.28 of the Rapid City Municipal Code; and;
11. The Planned Residential Development shall allow for the construction of town homes on the property. However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for two years.

The elevations submitted with the Planned Residential Development – Initial and Final Development Plan indicated one-story structures. The applicant is now requesting a Major Amendment to a Planned Residential Development to construct split foyer structures on Lots 1 and 12, Block 5.

STAFF REVIEW: Staff has reviewed the Major Amendment to a Planned Residential Development and has noted the following issues:

Design Features: The applicant is proposing a split foyer structure on Lots 1 and 12, Block 5 and a single-story structure on Lots 2 through 11, block 5. The applicant has indicated that the proposed town home structures will be constructed with a combination of concrete foundation, timber structure for exterior and interior walls and pre-engineered roof and floor trusses. Finishes include pre-finished horizontal hard board lap siding with earth tone colors, stone and/or brick accents and the roof will consist of fiberglass shingles. Staff is recommending that the proposed structures conform architecturally to the proposed elevations, design plans and color scheme submitted as part of this Initial and Final Planned Residential Development.

Landscape Plan: Staff noted that detached single-family dwellings are located to the east across Bendt Drive and to the north across Winterset Drive. Staff has concerns with regards to a buffer being provided between the proposed town homes and the adjacent properties. Staff is recommending that prior to Planning Commission approval, the applicant submit a landscape plan including large deciduous and coniferous trees along Winterset Drive and Bendt Drive for Lots 1, 2, 8, 9, and 12, Block 5 for review and approval.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property as required. As of this writing, four letters apposing the Major Amendment to a Planned Residential Development have been received.

Staff recommends approval of the Major Amendment to a Planned Residential Development with the above stated stipulations.