

STAFF REPORT
October 4, 2007

No. 07PD079 - Planned Residential Development - Initial and Final Development Plan **ITEM 45**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Mandalay Homes, LLC
REQUEST	No. 07PD079 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 10 of Red Rock Meadows Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .2 acres
LOCATION	At the southeast corner of the intersection of Portrush Road and Dunsmore Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Suburban Residential District (Pennington County)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/6/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final 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. A minimum 18 foot front yard setback shall be provided in front of the garage and a minimum 15 foot front yard setback shall be provided in front of the residence. In addition, a minimum 25 foot setback shall be provided along the front yard abutting Dunsmore Street. A side yard setback along the interior side lot line of eight feet for a one story structure and twelve feet for a two story structure shall be provided. In addition, a minimum 25 foot rear yard setback shall be provided;
3. The proposed structure shall conform architecturally to the proposed elevations and

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design plans submitted as part of this Initial and Final Planned Residential Development. In addition, the color scheme shall consist of brown, white and/or green earth tone shades;

4. The lot address shall be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code shall be continually met;
5. All provisions of the Low 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,
6. The Planned Residential Development shall allow for the construction of single family residence. 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 a period of two years. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Residential Development Plan to allow a one lot single family residential development as a part of the Red Rock Meadows Development.

On September 4, 2007, the Zoning Board of Adjustment denied a Variance request to reduce the side yard setback abutting Dunsmore Road from 25 feet to 18 feet for the property.

The property is located in the southeast corner of the intersection of Dunsmore Road and Portrush Road. The property is currently void of any structural development.

STAFF REVIEW:

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

Design Features: The applicant has indicated that the single family residence will be a two story structure with a garage and a peaked fiberglass shingled roof. The applicant has submitted elevations demonstrating design(s) of the proposed structure. The applicant has also indicated that the residence will be constructed with wood, concrete, glass, hard board lap siding, stone and/or brick accents. In addition, the applicant has submitted a color chart showing the structure with several shades of brown, tan and green. Staff is recommending that the residences conform architecturally to the design plans, elevations and color palette submitted as part of this Planned Residential Development.

Setbacks: The property is a corner lot with Dunsmore Road located along the west lot line and Portrush Road located along the north lot line. In addition, a non-access easement was previously dedicated along Dunsmore Road and the first fifty feet of Portrush Road as a part

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of the associated Final Plat for the property. The applicant has submitted a site plan showing access along Portrush Road. In addition, the applicant is requesting to reduce the setback from Portrush Road from 25 feet to 18 feet. The Low Density Residential District requires a minimum 25 foot front yard setback. However, 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, a minimum 15 foot front yard setback be provided in front of each residence.

The Low Density Residential District also requires a minimum 25 foot front yard setback abutting a street. The Planning Commission has allowed an 18 foot front yard setback along corner lots where the side yard abuts a street in two other developments. However, the City has received complaints from property owners within these area(s) identifying that the reduced setbacks negatively impact the character of the neighborhood and create safety issues along the adjacent streets. The Low Density Residential District requires a minimum 25 foot front yard setback abutting a street in order to provide an adequate buffer between the residential use and the street, minimizing noise and increasing safety. In addition, this is a new development which allows the applicant to design the project to meet the minimum front yard setback. Staff has also noted that Dunsmore Road is a minor arterial street and Portrush Road is a collector street, respectively, on the City's Major Street Plan. As such, it is anticipated that large volumes of traffic will travel through this intersection. Reducing the setback along Dunsmore Road as proposed will increase safety issues along the street. The Zoning Board of Adjustment also cited the safety issues at this intersection as the reason for denying the Variance request to reduce the setback along Dunsmore Road. As such, staff is recommending that a minimum 25 foot setback be provided along the front yard abutting Dunsmore Road. In addition, a side yard setback along interior side lot lines of eight feet for a one story structure and twelve feet for a two story structure must be provided. All provisions of the Low 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.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned and the sign has not been posted on the property. Staff will notify the Planning Commission at the October 4, 2007 Planning Commission meeting if these requirements have not been met.

Staff is recommending that the Initial and Final Planned Residential Development be approved with the stipulations as outlined above.