

STAFF REPORT

September 25, 2003

No. 03PD042 - Planned Residential Development - Initial and Final Plan **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Avvampato Construction Company
REQUEST	No. 03PD042 - Planned Residential Development - Initial and Final Plan
EXISTING LEGAL DESCRIPTION	Lot 29, Block 11, Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.78 acres
LOCATION	6416 Muirfield Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/22/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Urban Planning Division Recommendations:

1. A minimum 18 foot front yard setback shall be maintained for the principal structure along Muirfield Drive. In addition, a minimum 25 foot front yard setback shall be maintained along Maidstone Court;
2. All provisions of the Low Density Residential District shall be met unless exceptions have been specifically authorized; and,
3. The single family residence shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development to allow a

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single family residence and accessory structures on the above legally described property. The property is located in the northeast corner of the Muirfield Drive/Maidstone Court intersection. Currently, a single family residence is located on the property. However, the existing residence is located 18 feet from the front lot line, seven feet into the minimum required 25 foot front yard setback. On August 5, 2003, the Zoning Board of Adjustment denied a variance request to reduce the front yard setback from 25 feet to 18 feet. As such, the applicant has submitted this Initial and Final Planned Residential Development request at the direction of the Zoning Board of Adjustment

STAFF REVIEW:

During the review of the Initial and Final Planned Residential Development, staff noted the following considerations:

Design Features: The applicant has submitted elevations of the existing single family residence identifying that the structure has been constructed with wood, brick, drivet and glass. In addition, the single family residence is a one story structure with a walk-out basement, attached garage and a pitched roof. Staff is recommending that the single family residence continually conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

Setbacks: The applicant is requesting that an 18 foot front yard setback be allowed for the existing single family residence in lieu of the required 25 foot front yard setback along Muirfield Drive. A reduced front yard setback has been allowed in many Planned Residential Developments when a minimum 18 foot setback is provided in front of all garage doors. This insures that an adequate parking apron exists on the subject property. As such, staff is recommending that an 18 foot front yard setback be allowed for the principal structure along Muirfield Drive. A minimum 25 foot front yard setback must be maintained along Maidstone Court. In addition, all other provisions of the Low Density Residential District must be met.

Notification Request: 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 September 25, 2003 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.