

STAFF REPORT

February 19, 2004

No. 04PD003 - Planned Residential Development - Initial and Final Development Plan

ITEM 28

GENERAL INFORMATION:

PETITIONER

Bill Freytag for Cedarhill Corporation

REQUEST

No. 04PD003 - Planned Residential Development - Initial and Final Development Plan

EXISTING

LEGAL DESCRIPTION

A tract of land located in the SW1/4 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 5/8" rebar with survey cap LS 6119 marking the southwest corner of Lot 1 of Block 8 of CHMH Subdivision in the SW1/4 of NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, Thence N00°11'30"E a distance of 108.02 feet, more or less, to a point; Thence N02°02'16"E a distance of 52.03 feet, more or less, to a point; Thence N00°26'04"E a distance of 108.00 feet, more or less, to a point; Thence N10°18'59"W a distance of 26.80 feet, more or less, to a point; Thence N00°26'14"E a distance of 297.34 feet, more or less, to a point; Thence N18°03'19"E a distance of 54.62 feet, more or less, to a point; Thence N00°14'28"E a distance of 122.00 feet, more or less, to a point; Thence N89°45'32"W a distance of 290.00 feet, more or less, to a point; Thence S00°14'28"W a distance of 122.00 feet, more or less, to a point; Thence S00°02'18"E a distance of 52.00 feet, more or less, to a point, Thence S00°14'28"W a distance of 106.00 feet, more or less to a point, Thence N89°45'32"W a distance of 74.32 feet, more or less, to a point, Thence S00°14'28"W a distance of 123.16 feet, more or less, to a point, Thence S28°09'56"E a distance of 107.76 feet, more or less, to a point, Thence S00°26'04"W a distance of 107.81 feet, more or less, to a point, Thence northwesterly on a curve to the right with a radius of 154.00 feet and an arc length of 30.28 feet, with a chord bearing N81°19'07"W and a distance of 30.23 feet, more or less, to a point; Thence S14°18'53"W a distance of 169.84 feet, more or less, to a point; Thence S89°48'15"E a distance of 37.68 feet, more or less, to a point; Thence S89°48'48"E a distance of 331.99 feet, more or less, to the point of beginning; said area includes 5.522 acres, more or less

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PARCEL ACREAGE	Approximately 10 acres
LOCATION	West of Haines Avenue and north of Mall Drive
EXISTING ZONING	Mobile Home Residential District/Low Density Residential II District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Low Density Residential II District
South:	Public District
East:	Mobile Home Residential District/Low Density Residential II District
West:	General Agriculture District (County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	01/20/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the March 25, 2004 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Development Plan for a Planned Residential Development. The proposed Planned Residential Development is located west of Kyle Street adjacent to Northridge Drive, an unnamed court, and Sagewood Street. The applicant has submitted floor plans and elevation drawings for the proposed structures within the planned development. Three separate building packages are being proposed. Two of the building packages are for townhouse construction and one package is for single-family residences. A Preliminary Plat for the development was approved with stipulations by City Council in 2001; however, the proposed location for the townhouse lots must be submitted for those lots that will contain townhouses. Currently the site of the proposed residential development is void of any structural development.

STAFF REVIEW: The purpose of planned developments is to provide deviation from conventional zoning and subdivision regulations in order to provide optional methods of land development. Planned developments also allow a mix of land uses which are compatible and well integrated. They provide an adequate review procedure which promotes the proper development of environmentally sensitive areas, and they promote compatibility with adjacent land use and available public facilities.

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Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code.

Site Plan: The applicant has submitted a site plan; however, no scale is identified. The location of structures has not been identified on the site plan and the number of dwelling units proposed for construction has not been identified. Staff noted that a site plan must be submitted showing the building layouts, in addition grading for drainage between buildings must be shown.

Proposed Setbacks: The applicant has requested various reduced setbacks for the lots within the proposed development. The applicant has indicated that he is proposing to locate extended sunrooms at the rear of the structures within the required minimum rear yard setbacks. The applicant has requested that the minimum required front yard setback be reduced from 25 to 20 feet and the minimum required rear yard setback be reduced from 25 feet to 15 feet for the lots located along Sagewood Drive. The applicant also requested that the minimum required front yard setback be reduced from 25 feet to 18 feet and the minimum required rear yard setback be reduced from 25 feet to 17 feet for the lots located along Northridge Drive and on the unnamed court.

The applicant requested a preliminary staff review of the proposed reduced front and rear yard setbacks in January of 2004. The applicant indicated that the sunrooms would be developed and used in a planned development addressing the needs of older residents. At that time Staff indicated that the City has supported the reduction of front yard setbacks in other Planned Residential Developments with a minimum front yard setback of 18 feet in front of the garage door and a minimum 15 foot setback for the balance of the dwelling unit. Staff also indicated that reduced rear yard setbacks could only be supported on interior lots within the proposed development as part of a planned development concept. As such Staff can only support a reduced rear yard setback on Lots 8 through 10 of Block 7 and Lots 3 and 4 of Block 9, because they are the only interior lots of the development. Some adjacent properties currently require a 25 foot rear yard setback and a reduction of rear yard setbacks for lots in the proposed planned development that are adjacent to established properties with 25 foot rear yard setbacks may not be appropriate. In particular the primary use of the rear yard is for family or group activities. The purpose of rear yards is to insure adequate distances and separation between structures. If the applicant expands the proposed development to include the property to the west, additional interior lots could be created which could support a reduced rear yard setback. Alternatively the applicant could adjust the layout of the lots to meet the setbacks generally approved for other developments while providing adequate rear yard areas and allowing the proposed sunrooms.

Fire Safety: Staff noted that fire hydrants must be in place and operational prior to or in conjunction with building construction. The minimum required fire flow water is 1,000 gallons per minute at 20 pounds per square inch for structures up to 3,600 square feet in size. For structures greater than 3,600 square feet in size, 1,500 gallons per minute at 20 pounds per square inch fire flow water is required.

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Staff also noted that all streets, grades, and turnaround accesses must comply with the Uniform Fire Code and the City Street Design Criteria Manual. Cul-de-sacs must have a minimum total length of 110 feet to accommodate fire apparatus. Staff also noted that an all weather drivable access as well as street signs and lot addresses must be in place prior to or in conjunction with building construction.

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 February 19, 2004 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding the proposal.

Staff is recommending that this item be continued to the March 25, 2004 Planning Commission Meeting to allow the applicant time to submit the required information.