

STAFF REPORT
October 7, 2004

No. 04PD055 - Planned Residential Development - Initial and Final Development Plan **ITEM 23**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 04PD055 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 through 10 and Lots 43 through 48 of Minnesota Ridge Heights Subdivision located in the SW¼ of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	Approximately 1/2 mile west along Minnesota Street extension from 5th Street intersection
EXISTING ZONING	Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PDD)
South:	General Agriculture District
East:	Low Density Residential District
West:	Low Density Residential District (PDD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/10/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

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 each garage and a minimum 15 foot front yard setback shall be provided in front of each residence with the exception of an additional two foot setback reduction in front of either the residence or the garage for the proposed four foot by two foot "H Lots" to accommodate the curb stops. All other provisions of the Low Density Residential District shall be met unless exceptions have been specifically authorized;
3. "H Lots" shall be recorded at the Register of Deed's Office for each curb stop or the curb stops shall be relocated to the public right-of-way or an Ordinance Amendment shall be

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- approved by the City Council allowing the curb stops to be located in an easement; and such an easement shall be provided;
4. All Uniform Fire Codes must be continually met;
 5. The proposed single family residences shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
 6. The Planned Residential Development shall allow for the construction of single family and/or townhomes 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.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development to allow a 16 lot single family residential development on the subject property. The development is a part of the Minnesota Ridge Heights Subdivision.

On January 8, 2004, the Planning Commission approved a Planned Development Designation to allow 47 residential lots on 41 acres, including the subject property. On September 14, 2004, a Final Plat was approved subdividing the subject property into 16 residential lots.

The property is located at the western terminus of Minnesota Street and 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 proposed single family residences will be constructed with a combination of stone, wood, brick, drivet and simulated siding. In addition, the single family residences are proposed to be one story structures with attached garages and have a contiguous pitched roof. Staff is recommending that the residences conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

Setbacks: The property is currently zoned Low Density Residential District which requires a minimum 25 foot front yard setback. The applicant is requesting to reduce the front yard setback to 18 feet in front of the garage and 15 feet for the balance of the structure. The Planning Commission and City Council have 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. Staff, however, has also noted that curb stops for the individual water service lines have been installed on each lot in lieu of the street right-of-way. Chapter 13.04.380 of the Rapid City Municipal Code states that "...in no case shall a curb stop be placed on private property. As such, the applicant has requested that the City accept "H

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Lots” dedicating two foot by four foot additional right-of-way from each lot to accommodate the curb stops. Staff has noted that the “H Lots” are minimal in size and will have a negligible impact on providing a parking apron on each lot. 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 with the exception of an additional two foot setback reduction in front of either the residence or the garage for the two foot by four foot “H Lots” to accommodate the curb stops.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that all Uniform Fire Codes be continually met.

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 October 7, 2004 Planning Commission meeting if these requirements have not been met.