

STAFF REPORT
October 21, 2004

No. 04PD056 - Planned Residential Development - Initial and Final Development Plan **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 04PD056 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Commencing from the Northwest corner of Lot 12 of Minnesota Ridge Subdivision and Point of Beginning consisting of a 5/8" rebar with a yellow plastic cap marked "Davis 3095", thence N59-53-52W - 225.86', thence S89-12-05W - 400.00', thence S69-46-16W, 106.04', thence N00-47-55W - 206.82', thence N16-26-30W - 53.78', thence N00-47-55W - 390.31' to the southern boundary of Robbinsdale Addition #10, thence S89-35-44E - 528.41', thence S00-24-07W - 165.74' to the southwest corner of Lot 19 Revised in Block 16 of Robb. Addn. #10, thence S89-37-20E - 164.86', thence N00-25-53 - 0.78', thence S89-37-12E - 98.92', thence S00-34-02W - 120.00' to the southwest corner of Lot 9A Block 16 Robbinsdale Addn. #10, thence S89-25-58E - 194.69', thence S19-34-38E - 89.44' thence S54-35-29E - 126.01', thence S28-53-33W - 133.22' to the southwest corner of Lot 11 of Minnesota Ridge Subdivision, thence S12-52-12W - 52.03' to the southwest corner of the intersection of Middle Valley Drive and Recluse Court, thence S35-30-57W - 66.43', thence southwesterly thru a right-hand curve with a radius of 55.00' and a length of 41.61', then southwesterly thru a left-hand reverse curve with a radius of 55.00' and a length of 47.06' to the Northeast corner of Lot 12 of Minnesota Ridge Subdivision, thence S89-59-49W - 243.45' to the Point of Beginning
PARCEL ACREAGE	Approximately 13.0081 acres
LOCATION	0.5 miles west along Middle Valley Drive and Alta Vista Drive
EXISTING ZONING	Low Density Residential District w/Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Development Designation

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South:	Low Density Residential District w/Planned Development Designation
East:	Low Density Residential District w/Planned Development Designation
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/24/2004
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. All other provisions of the Low Density Residential District shall be met unless exceptions have been specifically authorized;
3. All Uniform Fire Codes must be continually met;
4. The proposed single family residences shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
5. 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 17 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 October 7, 2004, an Initial and Final Planned Residential Development was approved by the Planning Commission to allow a 16 residential lot development located south of the subject property as Phase 4A of the Minnesota Ridge Heights Subdivision.

The property is located at the western terminus of Minnesota Street and is currently void of any structural development.

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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. As such, staff is recommending that the proposed front yard setback be allowed as proposed with the stipulation that all other provisions of the Low Density Residential District be met unless exceptions have been specifically authorized.

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 21, 2004 Planning Commission meeting if these requirements have not been met.