

STAFF REPORT  
January 27, 2005

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**No. 04PD075 - Planned Residential Development-Initial Development Plan to allow the construction of 32 townhouses in the Low Density Residential Zoning District** **ITEM 50**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoneridge, LLC
REQUEST	<b>No. 04PD075 - Planned Residential Development-Initial Development Plan to allow the construction of 32 townhouses in the Low Density Residential Zoning District</b>
EXISTING LEGAL DESCRIPTION	W1/2 NE1/4 and E1/2 NW1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.49 acres
LOCATION	Along Enchantment Road between Enchanted Pines Dr. and Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District/General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Residential Development-Initial Development Plan to allow the construction of 32 townhouses in the Low Density Residential Zoning District be approved with a the following stipulations:

1. The uses allowed within the Planned Residential Development shall be limited to a maximum of 32 dwelling units;
2. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the buildings;
3. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;
4. Upon submittal of a Final Development Plan, structural elevations and a list of the building materials for the proposed structures shall be submitted for review and approval;

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5. A minimum front yard setback of 18 feet in front of the garage and a minimum 15 feet in front of the residence shall be provided for all townhome lots within the Planned Residential Development;
6. A minimum rear yard setback of 25 feet shall be provided for all townhome lots within the Planned Residential Development;
7. All applicable provisions of the International Fire Code shall be continually met;
8. Upon submittal of a Final Development Plan the site plan shall be revised to show all driveway approaches located outside of the platted "No Access" easements and in compliance with the Street Design Criteria Manual or those portions of the "No Access" easements where the proposed driveway approaches encroach shall be vacated prior to submission of the Final Development Plan;
9. The proposed structures shall conform architecturally to the plans and elevations submitted; and,
10. 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.

**GENERAL COMMENTS: (This Staff Report was revised on January 21, 2005. All revised and/or added text is shown in bold.) This item was continued at the January 6, 2005 Planning Commission meeting at the applicant's request.**

**The applicant requested the item to be continued at the January 6, 2005 Planning Commission meeting to have it reviewed as an Initial and Final Development Plan. Staff notified the applicant at the time the application was submitted that there was not adequate information submitted for an Initial and Final Development Plan. Elevation drawings were not submitted nor was a drainage and grading plan submitted. On January 6, 2005 the applicant submitted a typical elevation drawing for the townhomes to be constructed. However, no drainage or grading plans have been submitted as of this date. On January 21, 2005 a Final Development Plan application was submitted for the subject property. The applicant indicated that a drainage and grading plan will be submitted along with a revised site plan addressing the driveway locations for the corner lot properties.**

The subject property is located along Enchantment Road between Enchanted Pines Drive and Catron Boulevard. The subject property is currently zoned General Agriculture District. However, a Rezoning request (04RZ061) has been submitted proposing to rezone the subject property from General Agriculture District to Low Density Residential District. The applicant is now requesting approval of a Planned Residential Development – Initial Development Plan to allow the construction of 32 townhome dwelling units on the above legally described property.

**STAFF REVIEW:** Staff has reviewed the Planned Commercial Development – Initial Development Plan and has noted the following considerations:

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Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the buildings.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Design Features: The Initial Residential Development Plan identifies 16 proposed structures with a total of 32 dwelling units on the subject property. Upon submittal of a Final Planned Residential Development, structural elevations and a list of the building materials for the proposed structures must be submitted for review and approval.

Setbacks: The applicant's site plan shows the building envelopes for the proposed structures. The applicant has requested various reduced setbacks for the lots within the proposed development. The applicant has requested that the minimum required front yard setback be reduced from 25 to 15 feet to the residence and 18 feet to the garage. The applicant has also requested that the minimum required rear yard setback be reduced from 25 feet to 20 feet. The purpose of rear yards is to insure adequate distances and separation between structures. The primary use of the rear yard is for family or group activities which generally require more room than front yards. Staff noted the City has supported a 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. As such, staff recommends a minimum front yard setback of 18 feet in front of the garage and a minimum 15 feet in front of the residence with a minimum rear yard setback of 25 feet shall be provided for all townhome lots within the Planned Residential Development.

Fire Safety: Staff noted that fire hydrants will be required for the development as per the International Fire Code and must be in place and operational prior to or in conjunction with building construction. The minimum fire flow is based on the size of the proposed structure. Staff noted that the final determination of required fire flow will be determined when information is submitted for the Final Development Plan. Staff also noted that it is the responsibility of the applicant or their designee to insure that the fire flow requirements are met.

Staff noted that all streets, grades, and turnaround access must comply with the International Fire Code. Staff also noted that an all weather drivable access as well as street signs and lot addresses must be place prior to or in conjunction with building construction.

Parking: The number of parking spaces required for the subject property is identified as 64 spaces. The applicant's site plan identifies that each townhome will have a two car garage which provides the required 64 off-street parking stalls.

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Access: The applicant's site plan shows driveway approaches on the corner lots located at the southeast and southwest corner of Enchanted Pines Drive and Enchantment Road located within the platted "No Access" easements located on the subject property. Staff also noted that the driveway approaches for the property located at the northeast corner of Enchantment Road and Stumer Road are located closer to the intersection than the Street Design Criteria Manual will allow. Upon submittal of a Final Development Plan the site plan must be revised to show all driveway approaches located outside of the platted "No Access" easements and in compliance with the Street Design Criteria Manual or those portions of the "No Access" easements where the proposed driveway approaches encroach must be vacated prior to submission of the Final Development Plan.

Notification: As of this writing the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the January 6, 2005 Planning Commission meeting if these requirements have not been met.

Staff recommends approval of the Planned Residential Development – Initial Development Plan with the above stated stipulations.