

STAFF REPORT
January 27, 2005

No. 04PD083 - Planned Residential Development - Initial and Final Development to allow the construction of single-family and townhome structures

ITEM 52

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PD083 - Planned Residential Development - Initial and Final Development Plan to allow the construction of single-family and townhome structures
EXISTING LEGAL DESCRIPTION	Lot 13, Block 4 and a portion of Tract E, Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract H, Lots 13A, 13B, and 14 thru 19, Block 4; Lots 1A thru 3A, Lots 1B thru 3B, and Lots 4 thru 15, Block 19; Lots 1 thru 10, Block 20 and dedicated streets, The Villas at Homestead Gardens, all located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.18 acres
LOCATION	South of Homestead Street between Degeest Street and Aurora Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development) - No Use District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	No Use District
East:	Medium Density Residential District (Planned Residential Development) - Low Density Residential District- No Use District
West:	Medium Density Residential District (Planned Residential Development) - No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/30/2004
REVIEWED BY	Todd Tucker / David L. Johnson

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RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development to allow the construction of single-family and townhome structures be approved with the following stipulations:

1. The uses allowed within the Planned Residential Development shall be limited to a maximum of 28 single-family dwelling units and eight townhome 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. 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;
5. A minimum rear yard setback of 25 feet shall be provided for all townhome lots within the Planned Residential Development;
6. Prior to Planning Commission approval, side elevations for the proposed townhome structures showing no windows or doors shall be submitted for review and approval or the site plan shall be revised to show a 12 foot side yard setback for the townhome structures;
7. Prior to Planning Commission approval, a drainage and grading plan shall be submitted for review and approval;
8. Prior to Planning Commission approval, the applicant shall submit a remedial construction plan for the existing sewer or demonstrate the sewer is adequate per the South Dakota Department of Environment and Natural Resources design criteria;
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: The subject property is located south of Homestead Street between Degeest Street and Aurora Drive. The subject property is currently zoned Medium Density Residential with a Planned Development Designations. On November 21, 2002 the Planning Commission approved a Planned Development Designation (02PD066) for the subject property with one stipulation. That stipulation required that no Building Permits or Sign Permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property. The applicant is now requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the construction of single-family and townhome structures on the above legally described property.

STAFF REVIEW: Staff has reviewed the Planned Commercial Development – Initial and Final 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 and Final Development Plan identifies 28 proposed single-family structures and eight townhomes on the subject property. The elevations drawings submitted for the single-family residences indicates that they will be one story structures. The elevation drawings submitted for the townhome structures shows them to be two story structures.

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. 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 that a minimum front yard setback of 18 feet in front of the garage and a minimum 15 feet in front of the residence be provided for all lots within the Planned Residential Development.

The applicant has 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. As such, staff recommends that a minimum 25 foot rear yard setback be provided for all lots within the Planned Residential Development.

The applicant has also identified a minimum side yard setback of eight feet. However, as previously indicated, the proposed townhomes are identified as two story structures. Section 17.50.030 of the Rapid City Municipal Code requires that a group of townhouses shall have a minimum side yard setback for two story structures. Staff noted that they could support a side yard setback of eight feet for the two story structures if no openings such as windows or doors were allowed on the internal side walls. As such, staff recommends that the applicant submit side elevations for the proposed townhome structures showing no windows or doors or revised the site plan to show a 12 foot side yard setback for the townhome structures.

The Planning Commission recently approved a Planned Residential Development for Kateland Subdivision with reduced setbacks. Those included a minimum front yard setback of 18 feet in front of the garage and a minimum 15 feet in front of the residence, six foot side yard setbacks and a rear yard setback of 15 feet for one story structures and 25 feet for two story structures. That project was approved on an experimental basis as an affordable

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housing project. To date, construction has not been initiated for that project and no evaluation can be made of the effects of the reduced setbacks. Until that project can be evaluated, staff does not recommend farther reductions in the setbacks, beyond those outlined above.

Drainage and Grading: Staff noted that no drainage or grading plans were submitted with the application. Prior to Planning Commission approval, a drainage and grading plan must be submitted for review and approval in accordance with Section 17.50.060 of the Rapid City Municipal Code.

Utilities: Staff has been informed by field personnel installing the sanitary sewer line, which will serve the majority of the proposed Planned Residential Development, that the existing sanitary sewer line may be at a flatter slope than allowed by the South Dakota Department of Environment and Natural Resources design criteria. The extension of the existing sanitary sewer line is located at the southwest portion of the proposed Planned Residential Development at the eastern terminus of Big Sky Drive. Prior to Planning Commission approval, the applicant must submit a remedial construction plan for the installed sewer or demonstrate the sewer is adequate per the South Dakota Department of Environment and Natural Resources design criteria.

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 27, 2005 Planning Commission meeting if these requirements have not been met.

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