

STAFF REPORT
February 10, 2005

No. 05PD002 - Planned Residential Development - Final Development Plan to allow the construction of 32 townhouses in the Low Density Residential Zoning District **ITEM 23**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoneridge, LLC
REQUEST	No. 05PD002 - Planned Residential Development - Final Development Plan to allow the construction of 32 townhouses in the Low Density Residential Zoning District
EXISTING LEGAL DESCRIPTION	A tract of land located in the W1/2 NE1/4 and E1/2 NW1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: beginning at a point from which the N1/4 corner of Section 24 bears N08°00'26"W a distance of 706.96 feet; thence S00°02'42"W a distance of 470.11 feet; thence S14°43'10"W a distance of 65.38 feet; thence S17°41'04"W a distance of 69.06 feet; thence S27°00'41"W a distance of 27.99 feet; thence S33°16'59"W a distance of 66.85 feet; thence S45°06'34"W a distance of 65.81 feet; thence S50°59'02"W a distance of 69.64 feet; thence S54°23'47"W a distance of 283.94 feet; thence N35°36'13"W a distance of 90.00 feet; thence N09°23'47"E a distance of 14.14 feet; thence N54°23'47"E a distance of 150.00 feet; thence N35°36'13"W a distance of 168.00 feet; thence N54°23'47"E a distance of 133.90 feet; thence N50°25'57"E a distance of 22.40 feet; thence N39°52'17"E a distance of 37.22 feet; thence N26°41'30"E a distance of 37.14 feet; thence N13°31'37"E a distance of 37.14 feet; thence N00°11'58"E a distance of 435.55 feet; thence S89°57'18"E a distance of 90.00 feet; thence S89°39'23"E a distance of 88.00 feet; thence S89°39'23"E a distance of 90.00 feet to the point of beginning; said tract containing 5.49 acres more or less
PARCEL ACREAGE	Approximately 5.49 acres
LOCATION	South of Enchanted Pines Drive
EXISTING ZONING	Low Density Residential District w/Planned Residential Development

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SURROUNDING ZONING

North:	General Agriculture District
South:	Low Density Residential District w/Planned Residential Development/Medium Density Residential District w/Planned Residential Development
East:	Medium Density Residential District w/Planned Residential Development
West:	Low Density Residential District/General Agriculture District

PUBLIC UTILITIES City water and sewer

DATE OF APPLICATION 01/24/2005

REVIEWED BY Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Final Development Plan to allow the construction of 32 townhouses in the Low Density Residential Zoning District be approved with 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. 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 side yard setback of eight feet 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. An exception to the Street Design Criteria Manual is hereby granted to reduce the driveway separation width from 85 feet to 65 feet on Lots 1A and 1B, to 53 feet on Lots 9A and 9B and to 50 feet on Lots 19A and 19B within the Planned Residential Development;
9. Prior to Issuance of a Building Permit, the existing curb cut on Lot 1A along Enchanted Pines Drive shall be removed;
10. The proposed structures shall conform architecturally to the plans and elevations submitted; and,
11. 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.

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GENERAL COMMENTS: The subject property is located along Enchantment Road between Enchanted Pines Drive and Catron Boulevard. The subject property is currently zoned Low Density Residential District. On January 27, 2005 the Planning Commission approved a Planned Residential Development – Initial Development Plan to allow the construction of 32 townhouses on the subject property. The applicant is now requesting approval of a Planned Residential Development – Final Development Plan to allow the construction of 32 townhouses on the above legally described property.

STAFF REVIEW: Staff has reviewed the Planned Residential Development – Final Development Plan and has noted the following considerations:

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 Final Residential Development Plan identifies 16 proposed structures with a total of 32 dwelling units on the subject property. The submitted typical elevations drawings indicate the structures will be one story structures with brick and siding on the exterior.

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 Planning Commission and City Council have 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. However, staff recommends that a minimum rear yard setback of 25 feet be provided for all townhome lots within the Planned Residential Development. Also, a minimum side yard setback of eight 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 it is the responsibility of the applicant or their designee to insure that the fire flow requirements are met.

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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 in 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.

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 85 feet driveway separation required by the Street Design Criteria Manual. 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. Due to the limited frontage of the corner lots, staff is recommending that an exception to the Street Design Criteria Manual be granted to reduce the driveway separation width from 85 feet to 65 feet on Lots 1A and 1B, to 53 feet on Lots 9A and 9B and to 50 feet on Lots 19A and 19B of the Planned Residential Development.

Staff noted that Lot 1A of the Planned Development has an existing curb cut on Enchanted Pines Drive. This curb cut will not be used as the submitted site plan shows the access to Lot 1A coming from Enchantment Road. As such, staff is recommending the existing curb cut on Lot 1A along Enchanted Pines Drive be removed prior to issuance of a Building Permit.

Drainage and Grading: The applicant's drainage and grading plan shows directional arrows indicating the flow of water. The applicant has also placed a note on the plan stating that homebuilders are to direct drainage to lot lines and away from structures.

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