

STAFF REPORT  
May 26, 2005

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**No. 05PD030 - Planned Residential Development - Initial and Final Development Plan to allow the construction of six Townhomes in the Low Density Residential Zoning District**

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**ITEM 33**

GENERAL INFORMATION:

PETITIONER	Mandalay Homes, L.L.C.
REQUEST	<b>No. 05PD030 - Planned Residential Development - Initial and Final Development Plan to allow the construction of six Townhomes in the Low Density Residential Zoning District</b>
EXISTING LEGAL DESCRIPTION	Lot 3, 4 and 5, Block 13, Red Rock Estates Subdivision, located in the SE1/4 of the NW1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.7 acres
LOCATION	Southwest of the intersection of Muirfield Drive and Birkdale Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/29/2005
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan to allow the construction of six townhomes in the Low Density Residential Zoning District be approved with the following stipulations:

1. An Air Quality Permit shall be obtained as the area of disturbance exceeds one acre;
2. The uses allowed within the Planned Residential Development shall be limited to a maximum of six dwelling units;

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3. The structures located within the Planned Development shall conform to the minimum setback requirements of the Low Density Residential Zoning District or a Major Amendment to the Planned Residential Development shall be obtained;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
5. Prior to Planning Commission approval, a grading plan for the improvements to be installed or provided in the vicinity of the east lot line of Lot 5 shall be provided for review and approval. In addition, if any work is proposed on the adjacent parcel, written documentation from the adjacent property owner authorizing work on their property shall be submitted;
6. Prior to occupancy of the structures, all lots shall be graded such that all runoff from the rear yards is directed to the front of the lots along Muirfield Drive; and,
7. The Planned Commercial 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 on the south side of Muirfield Drive between Berwick Court and Birkdale Drive. The applicant is requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow six townhomes in the Low Density Residential Zoning District. Staff noted that four of the six townhomes requested are already constructed. The applicant has indicated that upon approval of the Planned Residential Development, a Minor Plat will be submitted to further subdivide the lots as shown on the proposed site plan submitted.

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

**Air Quality Permit:** Staff noted that the area of disturbance exceeds one acre in size. As such, an Air Quality Permit must be obtained.

**Design Features:** The submitted photographs of the existing townhomes show that the existing townhomes are constructed with a combination of wood, stone, glass and simulated siding. The exterior of the townhomes are earth tone in color. The townhomes are classified as one story structures with an attached two car garage and have a contiguous pitched roof. Staff is recommending that the proposed townhomes conform architecturally to the elevations submitted for the existing townhomes.

**Setbacks:** The Low Density Residential Zoning District requires that a 25 foot front and rear yard setback be provided. The applicant's site plan shows that the existing and proposed structures have a minimum 25 foot front and rear yard setback. The Low Density Residential Zoning District also requires that an eight foot side yard setback be provided for one story structures. The applicant's site plan shows that the side yard setback for the proposed structures is greater than the minimum eight foot required setback. As such, the proposed setbacks meet the minimum requirements of the Low Density Residential Zoning District.

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Parking: The number of parking spaces required for the subject property is identified as 12 spaces. The applicant's site plan identifies that each townhome will have a two car garage which provides the required 12 off-street parking stalls.

Grading and Drainage: Staff noted that at the east side of Lot 5 there is significant grade change from the area at the front of the building to the sidewalk and utility boxes as well as extending to the east to the adjacent parcel. Prior to Planning Commission approval, a grading plan for the improvements to be installed or provided in the vicinity of the east lot line of Lot 5 must be provided for review and approval. Staff also noted that if any work is proposed onto the adjacent parcel, written documentation from the adjacent property owner authorizing work on their property must be submitted.

Staff also noted that prior to occupancy of the structures, all lots shall be graded such that all runoff from the rear yards is directed to the front of the lots along Muirfield Drive.

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 May 26, 2005 Planning Commission meeting if these requirements have not been met.

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