

STAFF REPORT
July 21, 2005

No. 05PD041 - Planned Development - Initial and Final Planned Residential Development **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Centerline for PLM Land Development, LLC
REQUEST	No. 05PD041 - Planned Development - Initial and Final Planned Residential Development
EXISTING LEGAL DESCRIPTION	N1/2 NW1/4, Less Eastridge Estates Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 15, Block 1 and Lot 19 Block 2, Eastridge Estates Subdivision; Lots 1 through 15, Block 2, PLM Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19 acres
LOCATION	Adjacent to the south side of Enchanted Pines Drive and the east and west sides of Luminosity Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density District (Planned Residential Development)
East:	Public District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Development - Initial and Final Planned Residential Development be continued to the August 4, 2005 Planning Commission meeting to be heard in conjunction with a Rezoning request.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development to allow a townhome development to be located on the subject property. In particular, the applicant is proposing to construct 60 townhome units and two three-plex units on approximately 19

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acres. The City Council will consider two separate Preliminary Plats to subdivide the subject property into 31 lots at the July 18, 2005 City Council meeting. Upon platting, the property will be known as Lots 1 thru 15, Block 1 and Lots 1 thru 15, Block 2 of PLM Subdivision and Lot 19, Block 2 of Eastridge Estates Subdivision. (See companion items #05PL086 and 05PL116.)

The subject property is located north of Stumer Road and west of Enchantment Road and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Zoning: Currently, the property is zoned General Agriculture District. The US Highway 16 Future Land Use Plan identifies the appropriate use of the subject property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. (The propose development will result in an approximate density of 3.5 dwelling units per acre.) On July 8, 2005, the applicant submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District. Chapter 17.50.080.B of the Rapid City Municipal Code states that a Planned Residential Development may be permitted in Park Forest District, Low Density Residential District I and II, Medium Density Residential District, High Density Residential District and Mobile Home Residential District. However, it does not identify that a Planned Residential Development may be permitted in the General Agriculture District. As such, staff is recommending that the Initial and Final Planned Residential Development be continued to the August 4, 2005 Planning Commission meeting to be heard in conjunction with the Rezoning request.

Design Features: The applicant has indicated that the proposed townhomes will be constructed with a combination of stone, brick, wood, drivet, and simulated siding. In addition, the townhomes are proposed to be one story structures with attached garages and a contiguous pitched roof. The applicant has also indicated that the townhomes will be earth tone in color. However, the applicant has not submitted elevations of the proposed three plex units. Staff is recommending that the Initial and Final Planned Residential Development be continued to the August 4, 2005 Planning Commission meeting to allow the applicant to submit elevations of the proposed three plex unit(s) for review and approval.

Lot Configurations: As noted above, the associated Preliminary Plats identify 31 residential lots. However, the Initial and Final Planned Residential Development identifies 60 townhome units and two three-plex units for a total of 66 individual lots. As such, staff is recommending that the Initial and Final Planned Residential Development be continued to the August 4, 2005 Planning Commission meeting to allow the applicant to submit a revised site for review and approval identifying the 66 lots in order to insure that they provide the minimum lot size and configuration as per the Rapid City Municipal Code.

Setbacks: The Low Density Residential District requires the following setbacks for a residential

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structure: a minimum 25 foot front yard setback, a minimum 25 rear yard setback, a minimum eight foot side yard setback for a single story structure and a minimum 12 foot side yard setback for a two story structure. The applicant has requested that the front yard setback be reduced to 18 feet in front of the garage and 15 feet in front of the balance of the structure. The Planning Commission has allowed reduced front yard 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 of 15 feet be allowed as proposed with the stipulation that a minimum 18 foot front yard setback be provided in front of each garage.

The applicant is also requesting that the rear yard setback be reduced from 25 feet to 18 feet for the proposed one story townhomes. The Planning Commission has reduced the rear yard setback for an affordable residential housing development known as "Kateland Subdivision" located in the northwest area of the City from 25 feet to 15 feet. It was noted that the development was being approved as an experimental subdivision and would be reviewed after construction to determine if similar reductions should be allowed in future developments. It was noted at that time that a reduced rear yard setback would not be supported in other developments until it was determined if the reduced standard was appropriate for wide spread use and possible adoption as part of the City's development standards. That development has not been completed to the point to allow a review of the success or failure of the reduced side yard setbacks. As such, staff cannot support the proposed reduced rear yard setback. Staff is recommending that the Initial and Final Planned Residential Development be continued to the August 4, 2005 Planning Commission meeting to allow the applicant to submit a revised site plan providing the minimum 25 foot rear yard setback.

Staff is recommending that the Initial and Final Planned Residential Development be continued to the August 4, 2005 Planning Commission meeting to allow the applicant to submit additional information as identified above.