

STAFF REPORT
August 25, 2005

No. 05PD041 - Planned Development - Initial and Final Planned Residential Development **ITEM 20**

GENERAL INFORMATION:

PETITIONER	Centerline for PLM Land Development, LLC
REQUEST	No. 05PD041 - Planned Residential 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 **September 8, 2005 Planning Commission meeting**.

GENERAL COMMENTS:

(Update, August 17, 2005. All revised and/or added text is shown in bold print.) This item was continued at the August 4, 2005 Planning Commission meeting to allow the applicant to continue to work with staff to address lot coverage and setback issues. In addition, the Initial and Final Planned Residential Development was continued to

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allow the City Council to consider a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along an access easement within the Planned Residential Development. On August 16, 2005, the applicant indicating that the lot densities will be adjusted to meet the minimum requirements of the Rapid City Zoning Ordinance. However, to date a revised site plan has not been submitted for review and approval. In addition, on August 15, 2005, the City Council continued the Variance to the Subdivision Regulations to waive the improvements along the access easement to the September 6, 2005 City Council meeting. As such, staff is recommending that the Initial and Final Planned Residential Development be continued to the September 8, 2005 Planning Commission meeting to allow the applicant additional time to submit a revised site plan as identified and to allow the City Council to consider the associated Variance to the Subdivision Regulations. Please note that no other part of this Staff Report has been revised.

(Update, July 27, 2005. All revised and/or added text is shown in bold print.) This item was continued at the July 21, 2005 Planning Commission meeting to allow the applicant to submit a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District. In addition, the Initial and Final Planned Residential Development was continued to allow the applicant to submit elevations of the proposed three plex unit(s), a revised site showing the lot size and configuration of the proposed 66 lots and a revised site plan providing a minimum 25 foot rear yard setback. On July 27, 2005, the applicant submitted elevations of the proposed three plex unit(s), a site plan showing the individual lots and a revised rear yard setback request. Staff discussed the information with the applicant and identified that several of the lots exceed the 30% maximum lot coverage as allowed by Ordinance. In addition, the revised site plan identifies that three of the proposed units will have a rear yard setback ranging from five feet to 12 feet. As such, staff is recommending that the Initial and Final Planned Residential Development be continued to the August 25, 2005 Planning Commission meeting to allow staff to continue to work with the applicant to address the lot coverage and setback issues.

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 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

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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. 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.

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. As noted above, on July 27, 2005, the applicant submitted elevations of the three plex units identifying that the units will be one story structures with attached garages and a contiguous pitched roof. In addition, the three plex units will be earth tone in color to match the proposed townhome units. Staff is recommending that the proposed structures conform architecturally to the proposed elevations and design plans submitted as part of this Initial and Final Planned Residential Development.

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. On July 27, 2005, the applicant submitted a site plan showing the individual lots with the proposed building envelopes. Staff noted that several of the lots exceed the 30% maximum lot coverage as allowed by Ordinance. As such, staff is recommending that the Initial and Final Planned Residential Development be continued to the August 25, 2005 Planning Commission meeting to allow staff to continue to work with the applicant to address this issue.

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

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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. On July 27, 2005, a revised site plan showing proposed rear yard setbacks. In particular, the site plan identifies that three of the proposed units will have a rear yard setback ranging from five feet to 12 feet. As such, staff is recommending that the Initial and Final Planned Residential Development be continued to the August 25, 2005 Planning Commission meeting to allow staff to continue to work with the applicant to address the setback issues.

Staff is recommending that the Initial and Final Planned Residential Development be continued to allow the applicant to address the issues as identified above.