

STAFF REPORT  
September 22, 2005

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**No. 05PD056 - Planned Residential Development – Initial and Final Development Plan**

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**ITEM 28**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05PD056 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	<p>A tract of land located in the NW1/4 NW1/4 and the SW1/4 NW1/4 of Section 28, and the SE1/4 NE1/4 and the NE1/4 NE1/4 of Section 29, T1N, R7E, BHM, Pennington County, South Dakota, more particularly described as follows: beginning at a point from which the ¼ corner common to Sections 28 and 29 bears S00°19'45"E, 38.00 feet; thence S89°59'26"E a distance of 124.79 feet; thence N00°00'34"E a distance of 992.55 feet; thence on a curve turning to the left with an arc length of 6.07', a radius of 274.00', a chord bearing of N89°41'41"W and a chord length of 6.07'; thence S89°40'15"W a distance of 88.58 feet; thence S44°40'15"W a distance of 14.14 feet; thence N00°19'45"W a distance of 377.65 feet; thence S89°40'15"W a distance of 52.00 feet; thence N45°19'45"W a distance of 14.14 feet; thence S89°40'15"W a distance of 100.00 feet; thence S00°19'45"E a distance of 1368.71 feet; thence S89°59'26"E a distance of 136.00 to the point of beginning; said tract containing 7.39 acres more or less</p>
PROPOSED LEGAL DESCRIPTION	<p>Lots 1-12, Block 11 and Lots 11-19, Block 5, Red Rock Meadows Subdivision, located in the NW1/4 NW1/4, SW1/4 NW1/4 and the NW1/4 SW1/4, Section 28, and the NE1/4 NE1/4, SE1/4 NE1/4 and the NE1/4 SE1/4, Section 29, all in T1N, R7E, BHM, Rapid City, Pennington County, South Dakota</p>
PARCEL ACREAGE	Approximately 12.64 acres
LOCATION	<p>The west and east sides of Dunsmore Road from south of the intersection of Donegal Way and Dunsmore Road to the intersection of Portrush Road and Dunsmore Road</p>
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	

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North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Low Density Residential District
West:	Low Density Residential District

PUBLIC UTILITIES                      City sewer and water

DATE OF APPLICATION                8/11/2005

REVIEWED BY                          Karen Bulman / David L. Johnson

**RECOMMENDATION:**

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved with the following stipulations:

1. A Building Permit shall be obtained prior to construction and an Occupancy Permit shall be obtained prior to occupancy;
2. A revised plat shall be submitted showing a 50 foot non-access easement on the corner lots as approved on the Preliminary Plat by the Planning Commission or an exception shall be obtained from the City Council;
3. The provisions of the 2003 International Fire Code shall be continually met. The structures shall be fully fire sprinklered if they cannot meet the required fire flows or maximum allowed grades are exceeded or turnarounds do not meet the minimum requirements;
4. The minimum front yard setbacks shall be 18 feet to any garage doors and 15 feet to the balance of the building. All other setbacks of the Low Density Residential Zoning District shall be met;
5. The building materials shall consist of hardboard lap siding in earth tones with stone or brick accents and fiberglass earth tone shingles on the roof;
6. The use within the Planned Residential Development shall be limited to twenty-one townhomes. Any change in use will require approval of a Major Amendment to the Planned Residential Development;
7. The parking plan shall continually comply with all other requirements of the Zoning Ordinance; and,
8. The Planned Residential Development approval 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 at the terminus of Dunsmore Road and is zoned Low Density Residential District. Property located north and south of the subject property is zoned Suburban Residential District by Pennington County. Property located east and west of the subject property is zoned Low Density Residential District. On June 23, 2005, the Planning Commission approved a Preliminary Plat (05PL100) to subdivide the property into 38 residential lots.

The applicant has submitted the Planned Residential Development – Initial and Final Development Plan to construct twenty-one townhomes in Red Rock Meadows Subdivision.

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The applicant is requesting a reduced minimum front yard setback of 18 feet to the garage doors and 15 feet to the balance of the structure. In addition, a maximum 40 foot non-access easement has been requested on all corners lots.

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

Fire flows: The Fire Department is concerned about the continuation of construction in this area when minimum required fire flow water has not been obtained. To date, the City has not completed the construction of a reservoir required to provide adequate fire protection and domestic flows to this area. If the minimum fire flow water cannot be obtained as per the 2003 International Fire Code, the structures must be fully fire sprinklered. Similarly, if the maximum allowed grades are exceeded or turnarounds do not meet the minimum requirements, then the structures shall be fully fire sprinklered.

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 occupancy.

Driveway separation: The applicant has requested that a 40 foot separation from the side street to the driveways be allowed on all corner lots. The minimum driveway separation from a collector street in this situation is 85 feet. The Preliminary Plat was approved by the Planning Commission on June 23, 2005 with a reduced driveway separation of 50 feet on all corner lots in lieu of the minimum required separation. The applicant is now proposing to further reduce the minimum separation. It would appear that the design of the lots and the proposed structures for the corner lots is not appropriate based on the request to further reduce the minimum driveway separation. A revised plat shall be submitted indicating the non-access easement of 50 feet on all corner lots as recommended by the Planning Commission or an exception shall be obtained from the City Council to reduce the corner separation for a driveway to 40 feet.

Reduced setbacks: The applicant is requesting for reduced front yard setbacks of 18 feet to the garage doors and 15 feet to the balance of the residential structure. The reduced setbacks can be accommodated within this Planned Residential Development without any significant negative impacts. Staff recommends the front yard setbacks be reduced to a minimum 18 feet to the garage doors to provide adequate off-street parking and 15 feet to the balance of the structure. All other setbacks shall comply with the minimum requirements of the Low Density Residential Zoning District.

Design features: The building materials will include hardboard lap siding in earth tones with stone or brick accents. The roof will be fiberglass shingles in earth tone colors of gray or brown.

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 September 22, 2005 Planning Commission meeting if these requirements have not been met.

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