

STAFF REPORT  
October 27, 2005

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**No. 05PD060 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 51**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 05PD060 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 1 and 16, Block 3, Lot 3 and 4, Block 4; and the adjacent right-of-way; South Pointe Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .78 acres
LOCATION	At the northwest and southwest corner of the intersection of Mandalay Lane and Sandra Lane, and the northeast and southeast intersection of Parkview Drive and Sandra Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Public District
South:	General Agriculture District
East:	Low Density Residential District - Medium Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be denied without prejudice.

GENERAL COMMENTS: The applicant has submitted an Initial and Final Planned Residential Development to reduce the minimum required setbacks on four single family residential lots. In particular, the applicant has requested to reduce the front yard setback from 25 feet to 15 feet in front of the proposed house. In addition, the applicant has submitted one additional Initial and Final Planned Residential Development to reduce the minimum required setback(s) on one separate lot. (See companion items #05PD068).

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All five properties are located in the South Pointe Subdivision and are currently void of any structural development.

The purpose of a Planned Residential Development is to provide deviation from conventional zoning and subdivision regulations in order to allow optional methods of land development to encourage imaginative urban design and to promote compatibility with adjacent land use(s). In addition, a Planned Residential Development may not be less than one acre in size unless determined by the City Council that a smaller Planned Residential Development is appropriate. The subject property is .78 acres in size. In addition, the one proposed Planned Residential Development to reduce setbacks on four lots within one block of the South Pointe Subdivision does not promote design standard compatibility with the adjacent lot(s). The proposed designation of a single family lot as a Planned Development is not consistent with the intent and purpose of the Planned Development provisions of the Rapid City Municipal Code.

Alternatively, the applicant may seek a zoning variance to reduce the minimum required setback standards from the Zoning Board of Adjustment. However, the applicant must demonstrate a physical hardship as to why the applicant can not comply with the minimum requirements of the Rapid City Municipal Code.

Staff has noted that all of the platted lots within South Pointe Subdivision are currently owned by the applicant. As such, staff is recommending that in lieu of one separate Planned Residential Development with varying minimum setback(s), the applicant submit one Initial and Final Planned Residential Development for South Pointe Subdivision to create design standard consistency and compatibility on all of the lots.

Staff is recommending that the Initial and Final Planned Residential Development be denied without prejudice.