

STAFF REPORT
October 27, 2005

No. 05PD061 - Planned Residential Development - Initial and Final Development Plan

ITEM 53

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 05PD061 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 47, Block 3, Red Rock Meadows Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .66 acres
LOCATION	At the northwest corner of the intersection of Waterville Court and Shalee Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Vicki L. Fisher / Emily Fisher

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 one single family residential lot. In particular, the applicant has requested to reduce the front yard setback from 25 feet to 16 feet in front of the proposed garage. In addition, the applicant has submitted two additional Initial and Final Planned Residential Developments to reduce the minimum required setback(s) on two separate lots. (See companion items #05PD066 and 04PD067.)

All three properties are located within the Red Rock Meadows Subdivision and are currently, void of any structural development.

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STAFF REVIEW:

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 .66 acres in size. In addition, the three proposed Planned Residential Development(s) to reduce setbacks on three lots within one block of the Red Rock Meadows 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 Red Rock Meadows are currently owned by the applicant. As such, staff is recommending that in lieu of three separate Planned Residential Developments with varying minimum setback(s), the applicant submit one Initial and Final Planned Residential Development for this phase of Red Rock Meadows 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.