

STAFF REPORT
October 27, 2005

No. 05PD062 - Planned Residential Development - Initial and Final Development Plan **ITEM 59**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 05PD062 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-61 of Block 1, Lots 1-14 of Block 2, Lots 1-12 of Block 3, Lots 1-17 of Block 4, Lots 1-12 of Block 5, Lots 1-10 of Block 6, Lots 1-17 of Block 7, and Lots 1-9 of Block 8, Brookfield Subdivision, Located in the NE1/4 of the SE1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	North of Viking Drive and west of Cobalt Drive
EXISTING ZONING	Low Density Residential District-Planned Residential District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District - Planned Residential District
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
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 approved with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. A minimum 18 foot front yard setback shall be provided in front of each garage and a

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- minimum 15 foot front yard setback shall be provided in front of each residence. All other provisions of the Low Density Residential District shall be met unless exceptions have been specifically authorized;
3. All International Fire Codes shall be continually met;
 4. The proposed single family residences shall conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to the Initial Planned Residential Development and the Final Planned Residential Development;
 5. Prior to issuance of a building permit, a Final Plat shall be reviewed and approved for the subject property creating individual lots;
 6. An Exception is hereby to allow a cul-de-sac to serve 38 lots in lieu of 20 lots as per the Street Design Criteria Manual;
 7. All signage shall comply with Section 15.28 of the Rapid City Municipal Code;
 8. An Air Quality Permit shall be obtained prior to any disturbance of any soils in excess of one acre; and,
 9. The Planned Residential Development shall allow for the construction of a single family residence on each lot. However, the Planned Residential Development 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 two years.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development to allow a 152 residential development to be known as "Brookfield Subdivision".

On October 27, 2005, the Planning Commission will consider a Preliminary Plat to create 56 residential lots as Phase One of the proposed Initial and Final Planned Residential Development. (See companion item 05PL090.)

The property is located at the northern terminus of Three Rivers Drive and W. Nike Road. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Design Features: The applicant has indicated that the proposed single family residences will be constructed with a combination of stone, wood, glass, brick, drivet and simulated siding. In addition, the residences are proposed to be one story structures with attached garages and a contiguous pitched roof. The applicant has also indicated that the exterior of the structures will be earth tone in color. Staff is recommending that the residences conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development.

Setbacks: The applicant's site plan identifies that an 18 foot front yard setback is being proposed. The Low Density Residential District II requires a minimum 25 foot front yard setback for residential structures. However, the Planning Commission has allowed reduced setbacks within Planned Residential Developments when a minimum 18 foot front yard

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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 be allowed as proposed with the stipulation that a minimum 18 foot front yard setback be provided in front of each garage. In addition, staff is recommending that a minimum 15 foot front yard setback be provided in front of each residence. In addition, all provisions of the Low Density Residential II District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

Exception: The Street Design Criteria Manual states that a cul-de-sac street may not serve more than 20 residential lots. However, the Initial and Final Planned Residential Development identifies that the cul-de-sac street labeled Adriana Lane will serve as access to 38 residential lots. As such, the applicant has requested an Exception to allow 38 residential lots in lieu of 20 residential lots along a cul-de-sac street.

The subdivision design as shown on the site plan is reasonable for the site based on the site constraints. As such, staff is recommending that the Exception as requested be approved.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the October 27, 2005 Planning Commission meeting if these requirements have not been met.