

STAFF REPORT
October 27, 2005

No. 05PD068 - Planned Residential Development - Initial and Final Development Plan **ITEM 52**

GENERAL INFORMATION:

| | |
|----------------------------|--|
| PETITIONER | Dream Design International |
| REQUEST | No. 05PD068 - Planned Residential Development - Initial and Final Development Plan |
| EXISTING LEGAL DESCRIPTION | Lot 9 of Block 3; South Pointe Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately .19 acres |
| LOCATION | At the northeast corner of the intersection of Enchanted Pines Drive and Parkview Drive |
| 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 one single family residential lot. 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 four separate lots. (See companion item #05PD060).

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

STAFF REPORT
October 27, 2005

No. 05PD068 - Planned Residential Development - Initial and Final Development Plan **ITEM 52**

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 .19 acres in size. In addition, the one proposed Planned Residential Development to reduce setbacks on one lot 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.