

STAFF REPORT
November 10, 2005

No. 05PD074 - Planned Residential Development - Initial and Final Development Plan **ITEM 14**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PD074 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 - 7, Block 1; Lots 1 - 9, Block 2; Lots 1 - 49, Block 3; Lots 1 - 19, Block 4; Lots 1 - 9, Block 5; Lots 1 - 2, Block 6; Lots 1 - 2, Block 7; Lots 1 - 2, Block 8; Lot 1, Block 9; dedicated streets and drainage lot located in the NW1/4 NW1/4, SW1/4 NW1/4, NW1/4 SW1/4 and the SW1/4 SW1/4, Red Rock Meadows Subdivision; Section 28, and the SE1/4 NE1/4, NE1/4 SE1/4 and a portion of Lot 2, located in the SE1/4 SE1/4, Red Rock Meadows Subdivision; Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 46.81 acres
LOCATION	Adjacent to the north side of Muirfield Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/28/2005
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final 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 minimum 15 foot front yard setback shall be provided in front of each residence;
3. All provisions of the Low Density Residential District shall be met unless otherwise

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- specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
4. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development; and,
 5. The Planned Residential Development shall allow for the construction of single family residence(s). 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 98 single family residential lot development as Phase One of the Red Rock Meadows Subdivision.

On October 27, 2005, the Planning Commission denied without prejudice three separate Initial and Final Planned Residential Development requests to reduce setbacks on three lots within the Red Rock Meadows Subdivision. In particular, it was noted that the three separate Planned Residential Development(s) within one block of the Red Rock Meadows Subdivision did not promote design standard compatibility with the adjacent lot(s) and, as such, is not consistent with the intent and purpose of the Planned Development provisions of the Rapid City Municipal Code.

The property is located north and east of the intersection of Dunsmore Drive and Portrush Drive. Currently, single family residence(s) are located on several of the lots.

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 single family residences will be constructed with concrete foundations, timber interior and exterior walls, pre-engineered roof and floor trusses. The structures will be finished with a pre-finished horizontal hard board lap siding with earth tone colors, stone and/or brick accents. In addition, the residences are proposed to be one and two story structures with attached garages and a contiguous pitched roof with fiberglass shingles. 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 in front of the garage and a 15 foot front yard setback in front of the residence is being proposed on three lots. In particular, the reduced setback(s) are being proposed on Lots 43, 47 and 49 of Block 3. The applicant has indicated that the balance of the lots will provide a minimum 25 foot front yard setback. In addition, a minimum eight foot side yard setback for one story residence(s), a minimum 12 foot side yard setback for two story residence(s) and a minimum 25 foot rear yard setback are being provided. The Low Density Residential District

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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 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 District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

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 November 10, 2005 Planning Commission meeting if these requirements have not been met.