

STAFF REPORT
November 10, 2005

No. 05PD075 - Planned Residential Development - Initial and Final Development Plan **ITEM 15**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 05PD075 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 - 18, Block 1; Lots 1 - 21, Block 2; Lots 1 - 16, Block 3, Lots 1 - 7, Block 4; South Pointe Subdivision, formerly a portion of Lot 2, Block 11, Robbinsdale Addition No. 10, located in the SE1/4 SE1/4, Section 13, T1N, R7E; and a portion of Government Lot 1, Section 19, T1N, R8E; and a portion of the E1/2 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.58 acres
LOCATION	North of Fifth Street and west of Parkview Drive and south of Enchanted Pines 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	10/28/2005
REVIEWED BY	Mike Maxwell / Bob Dominicak

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 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 specifically authorized as a stipulation of this Initial and Final Planned Residential

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- Development or a subsequent Major Amendment;
4. The proposed structures shall conform architecturally to the proposed elevations, design plans and color scheme submitted as part of this Final Planned Residential Development; and,
 5. The Planned Residential Development shall allow for the construction of single family residences on the property. 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 for 62 single family residential lots within South Pointe Subdivision. The request is submitted to allow for single family residences to be placed on several lots where the lot size or corner lot configuration does not allow for construction of single family residences.

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

The subdivision is located north of Fifth Street and west of Parkview Drive and south of Enchanted Pines Drive

STAFF REVIEW: Staff has reviewed the Final Planned Residential Development request and has noted the following stipulations:

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 five lots. In particular, the reduced setback(s) are being proposed on Lots 1 and 16 in Block 3 and Lots 3 and 4 in Block 4 and Lot 9 in Block 3. The applicant has indicated that a minimum 25 foot front yard setback will be provided for the balance of the lots. 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 for all lots. The Low Density Residential Zoning District requires a minimum 25 foot front yard setback for residential structures. However, the Planning Commission and City Council have 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 on Lots 1 and 16 in Block 3, Lots 3 and 4 in Block 4 and Lot 9 in Block 3 as proposed with the stipulation that a minimum 18 foot front yard setback be provided in front of each garage. In addition, staff is

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

Design Features: The applicant has indicated that the proposed single family structures will be constructed with a combination of concrete foundation, timber structure for exterior and interior walls and pre-engineered roof and floor trusses. Finishes include pre-finished horizontal hard board lap siding with earth tone colors, stone and/or brick accents and the roof will consist of fiberglass shingles. Staff is recommending that the proposed structures conform architecturally to the proposed elevations, design plans and color scheme submitted as part of this Initial and Final Planned Residential Development.

Notification Requirement: As of this writing, the receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has not received any calls or inquiries regarding this item.

Staff recommends approval of the Initial and Final Planned Residential Development request with the above stated stipulations.