

STAFF REPORT
January 5, 2006

**No. 05PD082 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 25

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 05PD082 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 through 8 of Block 3, Rainbow Ridge Subdivision all located in the SE1/4 of the NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.666 acres
LOCATION	West of Bunker Drive and north of Northridge Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District
East:	Mobile Home District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/7/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved with the following stipulations:

1. The rear yard setback for Lot 8 shall be reduced from 25 feet to 15 feet;
2. One reduced setback for either the rear yard of 15 feet or the front yard of 18 feet to the garage and 15 feet to the living area shall be allowed on Lots 1-7. Only one reduced setback, either front or rear, shall be allowed per lot;
3. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the structures;
4. The proposed structure shall conform architecturally to the plans and elevations submitted; and,
5. 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 a period of two years.

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GENERAL COMMENTS: The subject property is located west of Bunker Drive and north of Northridge Drive. One single family residence is located on the subject property. The balance of the property has been platted for single family structures. The applicant is requesting a reduction for front yard setbacks of 18 feet to the garage and 15 feet to the living area and a reduction for rear yard setbacks of 15 feet, all due to topographical constraints.

STAFF REVIEW: Staff has reviewed the Planned Residential Development and has noted the following issues:

Setbacks: The single family dwelling located on Lot 8 is in the process of construction. The balance of Lots 1-7 are currently not under construction. A deep ravine is located north of the subject property. A deck is to be constructed at the rear of the structure located on Lot 8 that will encroach ten feet into the rear yard setback. Decks are only allowed to encroach six feet into the setbacks. Staff has reviewed the requests for reduced setbacks on the subject property. Due to the construction of the single family home on Lot 8, staff is recommending that the rear yard set back be reduced from 25 feet to 15 feet to allow the construction of the deck. Due to the topography of the area, the reduced setback will not have a significant affect on adjoining property to the north. Site plans for the balance of the property on Lots 1-7 have not been proposed. As such, staff is recommending that the setbacks for Lots 1-7 be allowed as either a reduction in the rear yard set back of 15 feet or a reduction in the front yard setback of 18 feet to the garage and 15 feet to the living area. Only one reduced front yard setback or one reduced rear yard set back is allowed per lot.

Design features: Structures on Lots 1-8 shall be constructed of wood with hard board lap siding in earth tone colors with stone and or brick accents. The roofs shall be fiberglass shingles.

As of this writing, the required Planned Residential Development sign has been posted on the property but the receipts from the required certified mailings have not been returned. Staff will notify the Planning Commission at the January 5, 2006 Planning Commission meeting if this requirement has not been met.

Staff is recommending that the Planned Residential Development – Initial and Final Development Plan be approved with the stipulations as indicated.