

STAFF REPORT
January 5, 2006

No. 05PD084 - Major Amendment to a Planned Residential Development ITEM 49

GENERAL INFORMATION:

PETITIONER	Pat Tlustos for Broadmoor Homeowners Association
REQUEST	No. 05PD084 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot B, less Lots 12 Revised and 14 Revised, Broadmoor Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots BR, Lots 37 and 38 of Broadmoor Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.68 acres
LOCATION	At the northeast corner of the intersection of Sheridan Lake Road and Sunset Vista Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District
East:	Park Forest District
West:	Low Density Residential District - Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/7/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

1. Prior to Planning Commission approval, the applicant shall identify the location of any existing development within the common area, including the existing mailboxes. In addition, the site plan shall be revised to show curb and gutter along the proposed 40

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- foot wide utility and access easement to provide a separation between the traffic and the common area;
2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
 3. A Preliminary Plat, creating the two townhome lots, shall be approved by the City Council prior to issuance of a building Permit and a Final Plat shall be approved prior to issuance of a Certificate of Occupancy;
 4. Prior to issuance of a building permit, a grading plan and a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations, location of drainage ways, structures, direction of water flow and sedimentation and erosion control measures;
 5. Prior to issuance of a building permit, a water and sewer system plan shall be submitted for review and approval. In addition the water system plan shall show the locations of fire hydrants within 500 feet of the site plan and the sewer line connections to the main shall be at a 90 degree angle to the main;
 6. An 18 foot front yard setback shall be allowed for the garage. A minimum 25 foot front yard setback shall be provided for the balance of the structure. In addition, all other setbacks as per the Low Density Residential Development shall be provided;
 7. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Major Amendment to the Planned Residential Development Plan;
 8. A two unit townhome development shall be allowed within this area of the subject property as shown on the site plan. Any other use shall require a Major Amendment to the Planned Residential Development Plan; and,
 9. The Planned Residential Development shall expire if the use has not commenced 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.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to the Broadmoor Subdivision Planned Residential Development. In particular, the applicant is proposing to create two townhome lots within a common area of the Planned Residential Development.

On September 21, 1981, the City Council approved the Broadmoor Subdivision Planned Residential Development to allow a townhome development with a common area. In addition, a recreation center and pool were proposed to be constructed within the common area. The applicant is now proposing to replace the recreation center and pool with two townhome lots.

The subject property is located east of Broodmoor Drive. Currently, a parking lot has been constructed within a portion of the subject property. In addition, mailboxes for occupants of the Planned Residential Development are located within common area.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Planned Residential Development and has noted the following considerations:

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Common Area: The site plan identifies that a 40 foot wide access and utility easement will be extended through an existing parking lot within a common area to serve as access to the proposed townhomes. As previously indicated, a parking lot with mailboxes currently exists within the common area. Staff is recommending that prior to Planning Commission approval, the applicant submit a site plan showing the existing development, including the mailboxes within the common area for review and approval.

Staff is also recommending that the site plan be revised to show curb and gutter along the 40 foot wide access and utility easement to provide separation between the parking lot traffic and traffic generated by the proposed townhome lot(s).

Setbacks: The applicant has requested a reduction in the front yard setback between the front lot line and the proposed garage from 25 feet to 18 feet. The Planning Commission has reduced the front yard setback to 18 feet for the garage when the balance of the structure provides the minimum 25 foot front yard setback. In particular, the 18 foot front yard provides a parking apron outside of the street right-of-way. As such, staff is recommending that the front yard setback be reduced as requested for the garage.

The applicant has also requested that the rear yard setback be reduced from 25 feet to 20 feet. However, the applicant is proposing to create individual townhome lots within a townhome development lot. Section 17.50.020 of the Rapid City Municipal Code addresses the design standards required for a townhome development and requires that the setbacks be provided to the townhome development lot in lieu of the individual townhome lots. The applicant's site plan identifies a rear yard setback of 50 feet within the townhome development lot. As such, the reduced rear yard setback of 20 feet as requested by the applicant is not needed.

Design Standards: The applicant has indicated that the townhomes will be one story structures constructed with a combination of wood, brick, drivet, glass and wood and/or simulated wood siding. In addition, the townhomes will have a peaked, shingled roof and be earth tone in color. Staff is recommending that the proposed structure(s) conform architecturally to the plans and elevations and color palette submitted as part of this Major Amendment to the Planned Residential Development Plan.

Notification Requirement: As of this writing, the sign has not been posted on the property nor have the certified mailings been returned. Staff will notify the Planning Commission at the January 6, 2006 Planning Commission meeting if these requirements have not been met.