

STAFF REPORT  
January 26, 2006

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**No. 05PD093 - Planned Residential Development - Final      ITEM 38**  
**Development Plan**

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GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	<b>No. 05PD093 - Planned Residential Development - Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 1A and 1B, Block 5, Stoney Creek Subdivision, Phase I, located in the W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 - 12, Block 5 of Stoney Creek Subdivision, formerly Lots 1A and 1B, Block 5 of Stoney Creek Subdivision, Phase I, located in the W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.72 acres
LOCATION	5225 Bendt Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	General Commerical District (Planned Commercial Development)
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	12/22/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

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

1. A Building Permit shall be obtained prior to any construction and a Certificate of

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- Occupancy shall be obtained prior to occupancy;
2. An exception to reduce the separation between an intersection and an approach location from 50 feet to 25 feet along Winterset Drive is hereby denied;
  3. An exception to reduce the separation between an intersection and an approach location from 50 feet to 25 feet along Princeton Court is hereby denied;
  4. An exception to reduce the separation between an intersection and an approach location from 50 feet to 25 feet along Yale Court is hereby denied;
  5. 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 on Lots 1 thru 12, Block 5;
  6. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment;
  7. The proposed structures shall conform architecturally to the proposed elevations, design plans and color scheme submitted as part of this Final Planned Residential Development;
  8. An amendment to the Air Quality Permit shall be obtained or a new permit shall be obtained prior to construction;
  9. All International Fire Codes shall be continually met;
  10. All signage shall comply with Section 15.28 of the Rapid City Municipal Code; and;
  11. The Planned Residential Development shall allow for the construction of town homes 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 a Final Planned Residential Development for 38 Town Homes within Stoney Creek Subdivision. The subdivision is located on Bendt Drive, Stoney Creek Subdivision.

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

**Setbacks:** The applicant is requesting a reduction of the setback requirements on 12 lots in the Stoney Creek Subdivision Phase I from 25 feet to the front of the residence to an 18 foot front yard setback in front of the garage and a 15 foot front yard setback in front of the residence. In particular, the reduced setback(s) are being proposed on Lots 1 thru 12 in Block 5. 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 Medium 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 thru 12, Block 5 as proposed with the stipulation that a minimum 18 foot

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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, and all provisions of the Medium Density Residential Zoning District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment.

Corner Clearance: The applicant has requested to reduce the separation between an intersection and an approach location along Winterset Drive, Princeton Court and Yale Court of the Stoney Creek Subdivision, from 50 feet to 25 feet. Staff has reviewed the request and determined that with the high volume of traffic along the intersections, reducing the minimum approach corner clearance would create a potentially unsafe condition. Staff recommends that the applicant re-position the town homes to meet the corner clearance or reduce the number of town homes on the lots to meet the clearance requirements. As such Staff recommends that the exception to the Street Design Criteria Manual to reduce the separation between the intersection and the approach location on three streets from 50 feet to 25 feet be denied.

Design Features: The applicant has indicated that the proposed town home 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: The receipts from the certified mailings have not been returned. The sign has been posted on the property as required. Staff will notify the Planning Commission at the January 26, 2006 Planning Commission meeting if the certified mailings have not been completed. Staff has not received any calls or inquires regarding this proposal.

Staff recommends approval of the Final Planned Residential Development request with the above stated stipulation.