

STAFF REPORT
February 23, 2006

No. 06PD003 - Planned Residential Development - Initial and Final Development Plan **ITEM 28**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PD003 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 thru 10, Block 21 and Lots 1 thru 10, Block 22, Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.91 acres
LOCATION	Along Missoula Street between Berniece Street and Homestead Street
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District (Pennington County)
East:	Low Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	1/27/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

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. An Air Quality Permit shall be obtained prior to any disturbance of the soil(s) in excess of one acre;
3. 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;
4. All Uniform Fire Codes shall be met;
5. The proposed single family residences shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
6. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Residential Development or a

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- subsequent Major Amendment;
7. The Planned Residential Development shall allow for the construction of 20 single family residences on the property; and;
 8. 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 20 single family residential lots within The Big Sky Subdivision Subdivision. The request is allow for 20 single family residences. As part of the Planned Development application, the applicant is requesting reduced setbacks for several lots where the lot size or corner lot configuration does not allow adequate area for construction of single family residences.

The subdivision is located along Missoula Street between Berniece Street and Homestead Street

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

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the buildings.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Setbacks: The applicant's site plan is requesting that a minimum 18 foot front yard setback be permitted in front of the garage doors and a minimum 15 foot front yard setback in front of the dwelling unit for all 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 front yard setbacks be allowed on Lots 1 - 10 in Block 21, Lots 1 - 10 in Block 22 with the stipulation that a minimum 18 foot front yard setback be provided in front of each garage door. In addition, staff is recommending that a minimum 15 foot front yard setback be provided in front of each residence. Also, all other 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

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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, steel siding or vinyl 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.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that all International Fire Codes be continually met.

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