

STAFF REPORT
March 9, 2006

No. 06PD008 - Planned Residential Development - Initial and Final Development Plan **ITEM 29**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PD008 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 thru 11 and 18 thru 34, Block1; and, Lots 1 thru 8, Lots 27 thru 38 and Lot CL, Block 2, Rainbow Ridge Subdivision, all located in Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.376 acres
LOCATION	Adjacent to the west side of Bunker Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District II (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/10/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

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

1. 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;
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 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;

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4. The proposed structures shall conform architecturally to the plans and elevations submitted;
5. All International Fire Codes shall be continually met;
6. All driveways shall be constructed as per Section 8.2.7 and Figure 8-5 of the Street Design Criteria Manual; and,
7. 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.

GENERAL COMMENTS: The subject property is located west of Bunker Drive and south of Alma Street. Nine single family residences are located on the subject property in various phases of construction. 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 residence, all due to topographical constraints.

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

Setbacks: 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 as proposed with the stipulation that a minimum 18 foot 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 Low 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.

Design features: Structures 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.

Engineering: Staff noted that all driveways shall be constructed as per Section 8.2.7 and Figure 8-5 of the Street Design Criteria Manual.

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 March 9, 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 above.