

STAFF REPORT
May 25, 2006

No. 06PD027 - Planned Development Designation

ITEM 50

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PD027 - Planned Residential Development – Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 thru 6 of Block 19 and Lots 1 thru 8 of Block 20, Red Rock Estates, located in the NE1/4 SE1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.67 acres
LOCATION	Ainsdale Court and the northwest side of Portrush Road and Kennemer Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/28/2006
REVIEWED BY	Vicki Fisher / Emily Fisher

RECOMMENDATION:

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

1. The Exception to reduce the lot frontage abutting a street right-of-way from 25 feet to 20 feet is hereby be denied;
2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. Prior to issuance of a Certificate of Occupancy a Final Plat shall be reviewed and approved for the townhome lots;
4. 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;
5. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
6. The proposed structures shall conform architecturally to the proposed elevations, design

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- plans and color palette submitted as part of this Initial and Final Planned Residential Development; and,
7. The Planned Residential Development shall allow for the construction of a single family residence on Lot 6, Block 19 and Lots 6 and 7, Block 20. The balance of the lots shall allow for the construction of townhome(s). 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 an Initial and Final Planned Residential Development to allow 24 townhomes and two single family residences on the above legally described property.

On February 3, 2006, the City approved a Final Plat for Phase V of the Red Rock Estates Subdivision which included the subject property. On April 17, 2006, the City Council approved a Vacation of Non-Access Easement request to vacate 30 feet of the non-access easement located along the east side of Lot 1, Block 20 as it abuts Kennemer Drive. In addition, an Exception was granted to allow access from Portrush Road, the higher order street, for the one of the proposed townhome units to be located on Lot 1, Block 2.

The property is located north and east of the intersection of Muirfield Drive and Portrush Drive and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development request and has noted the following considerations:

Design Features: The applicant has indicated that the single family residences and townhome units will be constructed with concrete foundations, timber interior and exterior walls, pre-engineered roof and floor trusses. The structures will be finished with a pre-finished horizontal hard board lap siding with earth tone colors, stone and/or brick accents. In addition, the residences are proposed to be one story structures with walk-out basements, attached garages and a contiguous pitched roof with fiberglass shingles. Staff is recommending that the residences conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development.

Setbacks: The applicant has requested that an 18 foot front yard setback in front of the garage and a 15 foot front yard setback in front of the residence be allowed on all of the lots. The Low Density Residential District requires a minimum 25 foot front yard setback for residential structures. However, the Planning Commission has 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. In addition, all provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a

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stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

Lot Configuration: The site plan identifies a townhome to be constructed on proposed Lot 6, Block 19. The two proposed flagpole lots are designed with side by side "L" shaped driveways extending approximately 160 feet north from the end of a cul-de-sac bulb. It appears problematic to allow the two adjacent driveways with the design and length as proposed. In addition, the site plan shows the two lots abutting Ainsdale Court a distance of 20 feet in lieu of 25 feet as required by the Zoning Ordinance. The applicant has requested to reduce the length from 25 feet to 20 feet accordingly. However, a 20 foot wide driveway cannot be constructed within a 20 foot wide lot and also provide room to place utility pedestals within this same area. As such, staff is recommending that the Exception to reduce the lot frontage abutting a street right-of-way from 25 feet to 20 feet be denied.

Due to the proposed configuration of the two townhome lots on Lot 6, Block 19 and the concerns with creating two adjacent "L" shaped driveways as proposed, staff is recommending that a single family residence be constructed on the lot in lieu of two townhome units.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 25, 2006 Planning Commission meeting if these requirements have not been met.