

STAFF REPORT
June 8, 2006

No. 06PD007 - Planned Residential Development - Initial and Final Development Plan **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PD007 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 NW1/4 NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.63 acres
LOCATION	At the northern terminus of Cog Hill Lane
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	2/10/2006
REVIEWED BY	Mike Maxwell / Emily Fisher / Marcia Elkins

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be **continued to the June 22, 2006 Planning Commission meeting at the applicant's request.**

GENERAL COMMENTS: **(Update, June 1, 2006. All revisions and/or added text are shown in bold.) This item was continued at the May 25, 2006 Planning Commission meeting at the applicant's request. Staff contacted the applicant's representative and they indicated they were working to resolve design issues associated with the storm water detention facilities. The consulting engineer indicated that they felt they would be able to submit the design information within the next week to allow the request to be considered at the June 22, 2006 Planning Commission meeting.**

(Update, May 18, 2006. All revisions and/or changes are shown in bold.) This item was continued at the May 4, 2006 Planning Commission meeting as the additional required

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information had not been submitted. Staff confirmed with the applicant that the required information has not been submitted as of this date; however, they indicated that they hoped to be able to submit the information in the near future. For this reason, staff is recommending that this request be continued to the June 8, 2006 Planning Commission meeting.

(Update, April 26, 2006. All revised and/or added text is shown in bold print.) At the April 20, 2006 Planning Commission, the application for the Planned Residential Development was continued to the May 4, 2006 meeting to allow the applicant time to provide the additional information. As of this date the applicant has not submitted corrections for the revised construction plan.

(Update, April 12, 2006. All revised and/or added text is shown in bold print.) At the April 6, 2006 Planning Commission, the application for the Planned Residential Development was continued to the April 20, 2006 meeting to allow the applicant time to provide the additional information. As of this date the applicant has not submitted corrections for the revised construction plan.

(Update, March 29, 2006. All revised and/or added text is shown in bold print.) At the March 23, 2006 Planning Commission, this application for the Planned Residential Development was continued to the April 6, 2006 meeting to allow the applicant time to provide the additional information. As of this date the applicant has not submitted corrections for the revised construction plan.

(Update, March 15, 2006. All revised and/or added text is shown in bold print.) At the March 9, 2006 Planning Commission, this application for the Planned Residential Development was continued to the March 23 2006 meeting to allow the applicant time to provide the additional information. As of this date the applicant has not submitted the requested information.

The applicant has submitted an Initial and Final Planned Residential Development for 20 single family residential lots within the Red Rock Meadows Subdivision. As part of the Planned Residential Development application, the applicant is requesting reduced setbacks for several lots. The lot size or corner lot configurations do not allow adequate area for construction of single family residences.

The subdivision is located at the northern terminus of Cog Hill Lane.

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 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

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Permit must be obtained.

Setbacks: The applicant's site plan proposes 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, the applicant is requesting a reduction in the front yard set back from 25 feet to 18 feet on corner lots facing two streets. The corner lots are located on Cog Hill Lane, which is classified as a collector street, and Quiment Court and Vardon Court which are classified lane/place streets. In particular, the applicant is requesting a reduction in the front yard setbacks on Lots 3 and 7, Block 9 and Lots 1 and 8, Block 13. 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 from the property lines are being proposed for all remaining 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. Staff has also noted that no arterial streets abut the subject property which typically carries traffic increases that may not support a reduction in setbacks. As such, staff is recommending that a minimum 15 foot front yard setback be allowed on all lots with the stipulation that a minimum 18 foot front yard setback be provided in front of each garage door and that a minimum 15 foot front yard setback be provided for each residence.

The applicant has also requested a reduction in the side yard setback from 25 feet to 18 feet on corner lots facing two streets. When lots have frontage on two streets a 25 foot setback from both streets is required. With the size of the lots, having a 25 foot setback from both streets will make construction difficult. As such, staff recommends that the reduction from 25 feet to 18 feet on corner lots facing two streets be allowed. However, no encroachment to any required sight distance triangle shall be allowed. Staff recommends that 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 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 recommends 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

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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.

Construction Plans: The applicant submitted a Preliminary Plat with construction plans for review and approval. Construction plans were not submitted with this Planned Residential Development application. Staff recommends that prior to Planning Commission approval, construction plans be submitted as part of this Planned Residential Development for review and approval or the Preliminary Plat with the associated construction plans must be reviewed and approved. On March 2, 2006 a set of construction plans for Red Rock Meadows Phase II were submitted for review and approval. Staff noted that additional corrections to the construction plans are still needed prior to approval by Planning Commission. On March 22, 2006 a revised set of construction plans addressing the additional corrections were submitted for review and approval. Staff noted that additional corrections to the construction plans are still needed prior to approval by Planning Commission.

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 that the Initial and Final Planned Residential Development request be **continued to the June 22, 2006 Planning Commission meeting.**