

STAFF REPORT

July 27, 2006

No. 06PD038 - Planned Residential Development - Initial and Final Development Plan

ITEM 34

GENERAL INFORMATION:

PETITIONER

Centerline, Inc. for PLM Development, LLC

REQUEST

No. 06PD038 - Planned Residential Development - Initial and Final Development Plan

EXISTING

LEGAL DESCRIPTION

A parcel of land located in Sections 13, 14, 23 and 24, T1N, R7E, BHM, more particularly described as follows: Commencing from the point of beginning, the corner common to Sections 13, 14, 23 and 24, T1N, R7E, BHM, an Original Stone, thence N00°03'48"E - 276.25 feet to a point, thence, East - 108.00 feet to a point, thence N53°40'25"E - 52.00 feet, thence thru a right-hand concave curve with a radius of 174.00 feet, a delta angle of 13°29'21", a length of 40.97 feet and a chord bearing of S43°04'16"E, thence S49°48'57"E - 11.91 feet to the PC of a right-hand curve with a delta angle of 17°19'53", a radius of 226.00 feet and a length of 68.36 feet, thence N82°32'05"E - 189.97 feet to a point, thence South - 245.26 feet to a point, thence S89°41'35"E - 898.84 feet to a 1/16 corner, a Davis cap, thence S89°40'08"E - 315.33 feet to a point, thence S00°19'52"W - 200.00 feet to a point, thence S89°40'08"E - 119.44 feet to a point, thence S20°04'47"W - 199.80 feet to a point, thence S69°55'13"E - 25.39 feet to the P.C. of a right-hand curve with a radius of 226.00 feet, a delta angle of 24°52'08" and a length of 98.09 feet, thence S45°03'05"E - 50.00 feet to the P.C. of a right hand curve with a radius of 174.00 feet, a delta angle of 23°44'58" and a length of 72.12 feet, thence S68°48'03"E - 92.38 feet to the southwest corner of Lot 5B in Block 2 of PLM Subdivision, a Hanson cap, thence S16°51'47"W - 52.15 feet across the Enchanted Pines Drive R.O.W. to the northwest corner of Lot 15B of Block 1 of PLM Subdivision, a Hanson cap, thence N68°48'03"W - 96.33' to the P.C. of a right-hand curve with a radius of 226.00', a delta angle of 23°44'58" and a length of 93.68 feet, thence N45°03'05"W - 50.00 feet to the P.C. of a left-hand curve with a radius of 174.00 feet, a delta angle of 06°21'00" and a length of 19.28 feet, thence S20°04'47"W - 185.99 feet to a point, thence N75°37'52"W - 502.50 feet to a point, thence S80°28'46"W - 241.41 feet to a point, thence S86°55'12"W - 205.00 feet to a point, thence

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N82°29'46"W - 250.70 feet to a point, thence S78°30'13"W - 226.00 feet to a point, thence S85°21'13"W - 20.72 feet to a point, thence S0°04'37"W - 101.40 feet to a point, thence S07°18'36"W - 49.39 feet to a point, thence S00°04'37"W - 98.57 feet to a point, thence S72°34'37"E - 190.47 feet to the northwest corner of Lot 12 in Block 2 of Eastridge Estates Subdivision, an Arleth cap, thence S26°32'09"W - 173.67 feet to the Southwest corner of Lot 12 of Block 2 of Eastridge Estates Subdivision, an Arleth cap, thence S26°32'09"W - 52.00 feet across the Stumer Road R.O.W. to a point, thence thru a left- hand curve with a radius of 326.00 feet, a delta of 09°18'16" and a length of 52.94 feet to the Northwest corner of Lot 15 in Block 1 of Eastridge Estates Subdivision, an Arleth cap, thence S17°11'50"W - 560.27 feet to the Southwest corner of Lot 15 in Block 1 of Eastridge Estates Subdivision, an Arleth cap, thence N89°42'39"W - 214.91 feet to the northwest corner of Enchanted Hills Subdivision No. 4, a Britton cap, thence N0°04'37"E - 1658.97 feet to the Section Corner and Point of Beginning. Said parcel containing 32.63 Acres more or less

PARCEL ACREAGE	Approximately 23 acres
LOCATION	South of Minnesota Street and west of Fifth Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

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1. **A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
2. **Prior to issuance of a Certificate of Occupancy, a Final Plat shall be reviewed and approved for the lots;**
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. In addition, a minimum eight foot side yard setback for one story structures and a minimum 12 foot side yard setback for two story structures shall be provided. A minimum 58 foot rear yard setback shall be provided on those lots abutting the north-south and the east-west section line highways or the section line highways shall be vacated in which case a minimum 25 foot rear yard setback shall be provided. A minimum 25 foot rear yard setback shall be provided on the balance of the lots;**
4. **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;**
5. **The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development; and,**
6. **The Planned Residential Development shall allow for the construction of single family residence(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:

(Update, July 14, 2006. All revised and/or added text is shown in bold print.) This item was continued at the July 6, 2006 Planning Commission meeting to allow the applicant to submit a correct metes and bounds legal description. The applicant has subsequently submitted a revised legal description eliminating six proposed lots. Staff has reviewed the metes and bounds description and concurs that it is correct.

The applicant has submitted an Initial and Final Residential Development Plan to allow **42** single family residences on the subject property. In addition, the applicant has submitted a Vacation of Section Line Highway request to vacate a section line highway located along a portion of the north lot line of the subject property. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into 48 residential lots. (See companion items# 06PL087 and 06PD038.)

On March 20, 2006, the City Council approved a Layout Plat to create 92 residential lots which included the subject property. On June 22, 2006, the Planning Commission approved a SDCL 11-6-19 Review to extend sewer and water mains through a portion of the subject property.

The property is located at the western terminus of Stumer Road and Enchanted Pines Drive and is currently void of any structural development.

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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 proposed single family residences will be constructed with a combination of stone, glass, wood, brick, drivet and simulated siding. In addition, the single family residences are proposed to be one story and two story structures with attached garages and a contiguous pitched roof with asphalt shingles. The applicant has also indicated the residences will be earth tone in color. 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's site plan identifies that an 18 foot front yard setback in front of the garage and a 15 foot front yard setback in front of the residence is being proposed. 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 and a minimum 15 foot front yard setback be provided in front of each residence. **Staff is also recommending that a minimum 58 foot rear yard setback be provided on those lots abutting the north-south and the east-west section line highways or the section line highways must be vacated in which case a minimum 25 foot rear yard setback must be provided. In addition, a minimum 25 foot rear yard setback must be provided on the balance of the lots.** 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.

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 **July 27, 2006** Planning Commission meeting if these requirements have not been met.