

STAFF REPORT
September 21, 2006

No. 06PD064 - Planned Residential Development - Initial and Final Development Plan **ITEM 22**

GENERAL INFORMATION:

PETITIONER	Boom Construction, Inc.
REQUEST	No. 06PD064 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 4, Block 7, Auburn Hills, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.25 acres
LOCATION	853 Auburn Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential II District
South:	Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District (Planned Residential Development)
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/25/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development-Initial and Final to allow the construction of a duplex be approved with the following stipulations:

1. The uses allowed within the Planned Residential Development shall be limited to a maximum of two dwelling units;
2. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the new structure;
3. If any on-site signage is proposed, a sign package shall be submitted for review and approval prior to Planning Commission approval;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
5. Prior to issuance of a Building Permit, the applicant shall submit a revised plan showing the size and location of water and sanitary services.

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6. A minimum front yard setback of 18 feet shall be provided in front of the structure, a minimum side yard of 8 feet shall be provided for a single story structure, and a minimum rear yard setback of 25 feet shall be provided for the structure located on the subject property. Any additional reductions in the minimum required setbacks shall require a Major Amendment to the Planned Residential Development;
7. All applicable provisions of the International Fire Code shall be continually met;
8. The proposed structures shall conform architecturally to the plans and elevations submitted; and,
9. 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 south of Auburn Drive and west of Coal Bank Drive. The subject property is currently void of any structural development. On October 9, 2003 the Planning Commission approved a Planned Development Designation (03PD051) for the subject property with one stipulation. That stipulation of approval was as follows:

1. No building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property.

The applicant is now requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the construction of a two-family residential building on the subject property and reducing the front yard setback from 25 feet to 18 feet.

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

Building Permit: Staff noted that a Building Permit must be obtained prior to any construction, and a Certificate of Occupancy must be obtained prior to occupancy of the building.

Design Features: The applicant's site plan shows the location of the proposed two unit residential building. The submitted site plan identifies the building footprint of the proposed structure to be 2,740 square feet. The plans indicate the structure will be constructed with brick and pre-finished siding, and asphalt shingles. The applicant's building elevations show the maximum height of the structure to be 17 feet, in compliance with Section 17.12.070 of the Rapid City Municipal Code.

Setbacks: The applicant has requested that the minimum required front yard setback along Auburn Drive be reduced from 25 feet to 18 feet to the residence. Staff noted the Planning Commission and City Council have supported a reduction of front yard setbacks in other Planned Residential Developments with a minimum front yard setback of 15 feet for the dwelling unit portion of the structures. Staff also noted that the submitted plans meet the minimum required side yard setback of eight feet for a single story structure and the minimum required rear yard setback of 25 feet. As such, staff recommends a minimum front yard setback of 18 feet in front of the residence be provided. The applicant's site plan

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shows that the garage doors are located on the north side of the garage providing a minimum 18 foot parking apron on the subject property.

Lighting/Signage: The applicant's site plan shows all outdoor lighting to be located on the exterior walls of the structure. The applicant's site plan does not indicate the location of any on-site signage. If any on-site signage is proposed, a sign package must be submitted for review and approval prior to Planning Commission approval.

Parking: The Rapid City Municipal Code requires that two parking stalls per dwelling unit be provided for a duplex. The plans show a two car garage for each unit. The applicant's parking plan is in compliance with all applicable provisions of Section 17.50.270 of the Rapid City Municipal Code.

Water and Sanitary Services: Staff noted that no water or sanitary sewer services were indicated on the plans. Prior to issuance of a Building Permit, the applicant must submit a revised site plan showing the size and location of the proposed water and sanitary sewer services.

Notification: As of this writing the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the January 6, 2005 Planning Commission meeting if these requirements have not been met.

Staff recommends that the Planned Residential Development – Initial and Final Development Plan be approved with the above stated stipulations.