

STAFF REPORT
October 5, 2006

No. 06PD071 - Planned Residential Development - Initial and Final Development Plan **ITEM 27**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PD071 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Tract A; and Lots 1 thru 7, Tract B, McMahon Subdivision; Lots 1 thru 6 of Tract A, Lots 7 and 8 of Tract B, all of Lot 1 of New Park Subdivision, located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.95 acres
LOCATION	West of Haines Avenue and south of Kathryn Avenue
EXISTING ZONING	Low Density Residential District - Public District
SURROUNDING ZONING	
North:	Low Density Residential II District - Mobile Home Residential II
South:	Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District (Planned Residential Development)
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/8/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

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. Any additional reductions in the minimum required setbacks shall require a Major Amendment to the Planned Residential Development;;
3. The proposed structures shall conform architecturally to the plans and elevations submitted;

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4. All International Fire Codes shall be continually met;
5. All driveways shall be constructed as per Section 8.2.7 and Figure 8-5 of the Street Design Criteria Manual;
6. Prior to issuance of a building permit Lots 1 thru 6 of Tract A, Lots 7 and 8 of Tract B, all of Lot 1 of New Park Subdivision shall be rezoned to allow single-family dwellings; and,
7. The Planned Residential Development shall allow 17 single family residences. Any change in use shall require a Major Amendment. In addition, 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 north of Kathryn Avenue and west of Chief Drive. Currently, the subject property is void of structural development.

On June 19, 2006 City Council approved with stipulations a Preliminary Plat (06PL072) for the subject property.

On July 28, 2006 a Final Plat (06PL118) was approved for a portion of the subject property.

On August 4, 2006 a Final Plat (06PL121) was approved for a portion of the subject property.

The applicant has now submitted a Planned Residential Development – Initial and Final Development Plan for the subject property with 17 single family residences. The applicant is also requesting a reduction for front yard setbacks of 18 feet to the garage and 15 feet to the residence.

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 initiation of construction and that a Certificate of Occupancy must be obtained prior to occupying the building.

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.

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Zoning: Staff noted that Lots 1 thru 6 of Tract A, Lots 7 and 8 of Tract B, all of Lot 1 of New Park Subdivision are zoned Public. Staff recommends that prior to issuance of a building permit this portion of the subject property shall be rezoned to allow single-family dwellings.

Design features: Staff noted that the applicant is proposing one and two-story single family structures. Structures shall be constructed of wood with hard board lap siding, steel siding, or vinyl siding in earth tone colors with stone and or brick accents. The roofs shall be fiberglass shingles.

Fire Safety: Fire Department staff stated that fire hydrants shall be in place and operational prior to any building construction. Fire Department staff also noted that the minimum fire flow requirements for one and two family dwellings having a fire flow calculation area which does not exceed 3,600 square feet shall be 1,00 gpm at 20 psi. Staff recommends that all International Fire Codes shall be continually met.

Grading and Drainage: Staff noted that grading and drainage plans were previously approved as part of the Preliminary Plat (06PL072).

Water and Wastewater Systems: Staff noted that water and wastewater systems were previously approved as part of the Preliminary Plat (06PL072).

Street System: Staff noted that plans for the street system were previously approved as part of the Preliminary Plat (06PL072).

Driveways: 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 October 5, 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.