

STAFF REPORT
November 22, 2006

**No. 06PD088 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 29

GENERAL INFORMATION:

PETITIONER	Bill Freytag for Cedarhill Corporation
REQUEST	No. 06PD088 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 8 thru 11, Block 7; Lots 9 thru 11, Block 10; and Lots 6 thru 9, Block 8, all located in the CHMH Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.059 acres
LOCATION	South, west and east of the intersection of Sagewood Street and Brook Street
EXISTING ZONING	Mobile Home Residential District
SURROUNDING ZONING	
North:	Low Density Residential II District
South:	Park Forest District
East:	Low Density Residential II District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/19/2006
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:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
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;
3. All provisions of the Low Density Residential II District and the Mobile Home Residential District, respectively, shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
4. The proposed structures shall conform architecturally to the proposed elevations, design

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- plans, color palette and general design comments submitted as part of this Initial and Final Planned Residential Development; and,
5. The Planned Residential Development shall allow for the construction of single family residence(s) and/or 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 a mix of single family residence(s) and/or townhome(s) on twelve lots. The property is a part of the CHMH Subdivision.

The subject property is located along Sagewood Street, east of Bunker Drive and west of Kyle Street. Currently, the subject property is 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/or townhomes will be one and/or two story structures with garages and a peaked roof. The applicant has submitted elevations demonstrating different design(s) of the proposed structures. In addition to the elevations submitted, the applicant has indicated that some structures may vary but will continue to be similar to the existing residences located in the balance of the development with a similar stick built design. The applicant has also indicated that the residences will be constructed with wood, brick, concrete, glass, siding and other miscellaneous materials typically used in the construction of a stick built home. The applicant has also indicated that the structures will be primarily white, off-white, cream or other similar earth tone colors with no pastel colors allowed. Staff is recommending that the residences conform architecturally to the design plans, elevations, color palette and general design comments 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. A portion of the property is currently zoned Low Density Residential II District with the balance being zoned Mobile Home Residential District. The Low Density Residential II District and/or Mobile Home Residential District require 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. In addition, all provisions of the Low Density Residential II District and the Mobile Home Residential District, respectively, must be met unless

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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 November 22, 2006 Planning Commission meeting if these requirements have not been met.