

STAFF REPORT
November 22, 2006

No. 06PD090 - Planned Residential Development - Initial and Final Development Plan **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Signature Development
REQUEST	No. 06PD090 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	A portion of the E1/2 NW1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.12 acres
LOCATION	At the northern terminus of Golden Eagle Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Public District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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. Prior to issuance of a building permit, a Final Plat shall be reviewed and approved;
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 shall be provided for a one story residence and a minimum 12 foot side yard setback shall be provided for a two story residence;
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;

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5. The proposed structures shall conform architecturally to the proposed elevations, design plans, color palette and general design comments submitted as part of this Initial and Final Planned Residential Development;
6. Prior to issuance of a building permit for Lot 5, a fire apparatus turnaround shall be identified on the lot. In addition, prior to issuance of a Certificate of Occupancy, the fire apparatus turnaround shall be constructed in compliance with the International Fire Code;
7. All retaining walls in excess of four feet must be designed and stamped by a Professional Engineer;
8. All signage shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Residential Development. In particular, the sign shall be located outside of the sight triangle(s). In addition, a sign permit shall be obtained for the signage; and,
9. 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:

The applicant has submitted an Initial and Final Planned Residential Development to allow 24 single family residence(s) to be constructed on the subject property. The development is to be known as "Villaggio at Golden Eagle".

On October 16, 2006, the City Council approved a Preliminary Plat to subdivide the subject property into 24 residential lots. (See companion item No. 06PL151.)

The subject property is located at the northern terminus of Golden Eagle Drive. 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 will be one and/or two story structures with attached garages and peaked roofs. In particular, the applicant has indicated that the residential structures will be designed with an old world appearance and constructed with stone, brick, drivet, stucco, glass and wood. Ten percent of the front of the structures will be either stone or brick and all exterior shutters will be stained wood. The applicant has also indicated that the structures will have color schemes to include tones of amber, deep red and green, gold, terracotta, buff, cream, gray, brown and tan. 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.

Signage: The applicant has submitted a sign package showing a six foot high by eight foot long ground sign located in the southwest corner of Lot 1, Block 1. In addition, the applicant has

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indicated that the sign will be constructed of stone and/or brick and drivet and have similar colors as the proposed residence(s). Staff is recommending that the signage conform architecturally to the plans and elevations and color palette submitted as part of this Planned Residential Development. In particular, the sign must be located outside of the sight triangle(s) and right-of-way. In addition, a sign permit must be obtained for the sign.

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 property is currently zoned Low Density Residential District. 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. In addition, all provisions of the Low Density Residential District must be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

Fire Apparatus Turnaround: During the review of the associated Preliminary Plat, it was noted that the driveway for Lot 5 is in excess of 150 feet in length. As such, the Preliminary Plat was approved with the following stipulation: Prior to submittal of a Final Plat application, a note shall be placed on the plat stating that "prior to issuance of a building permit for Lot 5, Block 1, a fire apparatus turnaround in compliance with the International Fire Code shall be provided on Lot 5". As such, staff is recommending prior to issuance of a building permit for Lot 5, a fire apparatus turnaround be identified on the lot. In addition, prior to issuance of a Certificate of Occupancy, the fire apparatus turnaround must be constructed in compliance with the International Fire Code.

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.