

STAFF REPORT
March 22, 2007

No. 07PD012 - Planned Residential Development - Initial and Final Development Plan **ITEM 21**

GENERAL INFORMATION:

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| PETITIONER | Mandalay Homes, LLC |
| REQUEST | No. 07PD012 - Planned Residential Development - Initial and Final Development Plan |
| EXISTING LEGAL DESCRIPTION | Lots 10 thru 27 of Block 4; Lots 1 thru 12 of Block 5 of Eastridge Estates Subdivision and dedicated street, being a portion of the unplatted portion of the SW1/4 NW1/4 NE1/4, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 5.84 acres |
| LOCATION | Southeast of the intersection of Enchanted Pines Drive and Enchantment Road |
| EXISTING ZONING | Medium Density Residential District (Planned Development Designation) |
| SURROUNDING ZONING | |
| North: | Low Density Residential District (Planned Residential Development) |
| South: | Medium Density Residential District (Planned Development Designation) - Office Commercial District (Planned Development Designation) |
| East: | Office Commercial District (Planned Development Designation) |
| West: | Low Density Residential District (Planned Residential Development) |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 2/23/2007 |
| 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;

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3. A minimum 25 foot setback be provided along the one of the frontages abutting a street;
4. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment;
5. The proposed structures shall conform architecturally to the plans and elevations submitted;
6. All International Fire Codes shall be continually met;
7. All driveways shall be constructed as per Section 8.2.7 and Figure 8-5 of the Street Design Criteria Manual; and,
8. The Planned Residential Development shall allow for the construction of 30 single family residences on the subject property. 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 west of Fifth Street and south of Enchanted Pines Drive. Twelve single family residences are located on the subject property in various phases of construction. The balance of the property has been platted for single family structures. The application identifies 30 single family residences may be constructed on the subject property. The applicant is requesting a reduction in the front yard setbacks of 18 feet to the garage and 15 feet to the residence. The applicant is also requesting a reduction for the front yard setback abutting a street of 15 feet to the residence on Lot 7 of Block 5 of Eastridge Estates Subdivision. Because this is a corner lot, two front yard setbacks are required.

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

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. In addition, a 15 foot front yard setback is proposed along the second street frontage on the corner lot described as Lot 7 of Block 5 of Eastridge Estates Subdivision.

The Medium Density Residential District requires a minimum 25 foot front yard setback along all street frontages. 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, a minimum 15 foot front yard setback be provided in front of each residence.

The Planning Commission has allowed an 18 foot front yard setback along corner lots where the front yard abuts a street in two other developments. The City has received complaints from property owners within these area(s) identifying that the reduced setbacks negatively

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impact the character of the neighborhood and create safety issues along the adjacent streets. The Medium Density Residential District requires a minimum 25 foot front yard setback abutting a street in order to provide an adequate buffer between the residential use and the street, minimizing noise and increasing safety. In addition, this is a new development which allows the applicant to design the project to meet the minimum front yard setback. When the setbacks to the street are reduced on both frontages on corner lots, inadequate open space and site distances can result. For this reason, staff is recommending that a minimum 25 foot setback be provided along the one of the frontages abutting a street. All other provisions of the Medium 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.

Design features: Structures shall be constructed of wood with hard board lap siding in earth tone colors with stone and or brick accents. The roofs shall be fiberglass shingles in earth tone colors.

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 March 22, 2007 Planning Commission meeting if these requirements have not been met.

Staff is recommending that the Planned Residential Development – Initial and Final Development Plan be approved with the stipulations as indicated above.