

STAFF REPORT
March 22, 2007

No. 07PD017 - Major Amendment to a Planned Residential Development ITEM 22

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Broadmoor Association, Inc.
REQUEST	No. 07PD017 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot A less Lot H1 and Lot B less Lot 12 revised thru 14 revised and Lot C Revised and Lot D of Broadmoor Subdivision Phase 1, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .4 acres
LOCATION	Northeast of the intersection of Sheridan Lake Road and Sunset Vista Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Public water and sewer
DATE OF APPLICATION	3/1/2007
REVIEWED BY	Jonathan Smith / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development 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 District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Initial and Final Planned Residential Development or a subsequent Major Amendment;
4. The proposed structure(s) shall conform architecturally to the proposed elevations, design plans, color palette and general design comments submitted as part of this Major Amendment to the Residential Development Plan;

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5. A two unit townhome development shall be allowed on the subject property as shown on the site plan. Any other use shall require a Major Amendment to the Residential Development Plan; and,
6. 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 a Major Amendment to a Planned Residential Development to reduce the front yard setback to 18 feet for the garage and 15 feet for the remainder of the structure. The subject property is Lot 39 and Lot 40 of Broadmoor Subdivision. A Preliminary Plat application (07PL006) to create Lot 39 and Lot 40 in Broadmoor Subdivision was approved with stipulations by Planning Commission on February 8, 2007, however this Preliminary Plat application has not been approved by City Council as of this writing.

Broadmoor Subdivision is a Planned Residential Development of townhomes that was approved by City Council on September 21, 1981. The subject property is zoned Low Density Residential. Currently the subject property is vacant. Single-family homes are located to the north, and additional town homes are located on the property to the east and south of the subject property. Initially the subject property was to be used to construct a recreation area, and a pool for the subdivision. On January 12, 2006, the Planning Commission approved with stipulations a Major Amendment to a Planned Residential Development (05PD084) to allow the subject property to be developed as two townhome lots.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Planned Residential Development and noted the following considerations:

Setbacks: The applicant has submitted a Major Amendment to a Planned Residential Development to reduce the front yard setback to 18 feet for the garage, and 15 feet for the remainder of the structure. The current front yard setback requirements for Broadmoor Subdivision are 18 feet for the garage, and 25 feet for the remainder of the structure.

The applicant is proposing to construct two townhomes on Lot 39 and Lot 40. The proposed lots are located at the end of a paved access easement that does not connect into any other street. There are no structures located across from the frontage of the proposed lots, and currently the area west of the lots is a paved parking lot. 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

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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 Major Amendment to the Initial and Final Planned Residential Development or a subsequent Major Amendment.

Design Standards: The applicant has indicated that the townhomes will continue to be one story structures constructed with a combination of wood, brick, drivet, glass and wood and/or simulated wood siding. In addition, the townhomes will have a peaked, shingled roof and be earth tone in color. Staff is recommending that the proposed structure(s) conform architecturally to the plans and elevations and color palette submitted as part of this Major Amendment to the Planned Residential Development Plan.

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 meeting if these requirements have not been met.