

STAFF REPORT
April 5, 2007

No. 07PD018 - Major Amendment to a Planned Residential Development **ITEM 31**

GENERAL INFORMATION:

PETITIONER	Cedarhill Corporation/ Bill Freytag, President
REQUEST	No. 07PD018 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 18 thru 11 of Block 7; Lots 9 thru 11 of Block 10; and Lots 6 thru 9 of Block 8, all located in 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 - Low Density Residential II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential II District
South:	Park Forest District
East:	Low Density Residential II District
West:	Low Density Residential II District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/22/2007
REVIEWED BY	Vicki L. Fisher / 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. A minimum 15 foot rear yard setback shall be provided. In addition, the single family residences and/or townhomes shall be one story structures only or a 25 foot rear yard setback shall be provided;
4. All provisions of the Low Density Residential II District and the Mobile Home Residential

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- 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;
5. The proposed structures shall conform architecturally to the proposed elevations, design plans, color palette and general design comments submitted as part of the Planned Residential Development; and,
 6. 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 a Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 15 feet on twelve lots. On November 22, 2006, the Planning Commission approved an Initial and Final Planned Residential Development (#06PD088) to allow a mix of single family residences and/or townhomes on the subject property. 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. A residential foundation is currently being constructed on Lot 9, Block 10. The balance of the subject property is void of any structural development.

STAFF REVIEW:

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

Design Features: The applicant has indicated that the single family and/or townhomes will continue to be constructed as previously reviewed and approved. In particular, 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 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. In addition, the applicant has 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 previously approved Initial and Final Planned Residential Development allows for an 18 foot front yard setback in front of the garage and a 15 foot front yard setback in front of the residence. As noted above, the applicant has submitted a Major Amendment to the Planned Residential Development to reduce the rear yard setback from 25 feet to 15 feet. The Planning Commission has previously reduced the rear yard setback on a previous phase of this development located west of the subject property as an experimental subdivision with the stipulation that the single family residence and/or townhome be a one story structure only or that a 25 foot rear yard setback be provided. In addition, it was noted that the proposed structures would not exceed 30% lot coverage and/or impact any

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drainage on the property. The request to reduce the rear yard setback for this phase of the development is a continuation of the design standard allowed in the first phase.

The applicant has again submitted information demonstrating that the proposed structures will not exceed 30% lot coverage and that drainage will not be impacted by the reduced setback. A forty plus foot high hill exists along portions of the east and south sides of the subject property serving as a natural buffer between the subject property and future development of the adjacent property(s). The balance of the lots is internal to the CHMH Subdivision. As such, staff is recommending that the rear yard setback be reduced from 25 feet to 15 feet with the stipulation that the single family residence and/or townhome be one story structures only or that a 25 foot rear yard setback be provided. In addition, all provisions of the Low Density Residential II District and the Mobile Home Residential District, respectively, must be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

Please note that staff has supported the applicant's requests as a continuation of the previously approved experimental subdivision noting this is an opportunity to try development standards that vary from those adopted as part of the Rapid City Municipal Code. Once constructed and fully operational, these improvements should be evaluated to determine their appropriateness for wide spread use and possible adoption as part of the City's development standards. However, until such time as a complete evaluation can be made of this experimental subdivision as a functioning residential neighborhood, staff does not support the use of these standards in other developments.

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 April 5, 2007 Planning Commission meeting if these requirements have not been met.