

STAFF REPORT
April 26, 2007

No. 07PD026 - Major Amendment to a Planned Residential Development **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Roger Beck for Beck Construction
REQUEST	No. 07PD026 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 10A and 10B of Block 1; Lots 1A and 1B, 2A and 2B, 3A and 3B and 4A and 4B of Block 2 of Fountain Springs Subdivision, Sections 26 and 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.01 acres
LOCATION	North of Harmony Heights Lane between Plaza Boulevard and Sunny Springs Drive
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Office Commercial District
East:	Medium Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/29/2007
REVIEWED BY	Vicki L. Fisher / Emily Fisher

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. All corner lots shall provide one minimum 25 foot setback from the street right-of-way to the residence;
3. All provisions of the Office Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Residential Development or a subsequent Major Amendment;
4. All International Fire Codes shall be met;

STAFF REPORT
April 26, 2007

No. 07PD026 - Major Amendment to a Planned Residential Development **ITEM 25**

5. The proposed structures shall conform architecturally to the elevations and color palette submitted as part of the Planned Residential Development Plan; and,
6. The Planned Residential Development shall allow a townhome development. 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 City Council, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Residential Development to reduce the front yard setback from 25 feet to 18 feet in front of the garage and to 15 feet in front of the residence. On November 22, 2006, the Planning Commission approved an Initial and Final Planned Residential Development (File #06PD088) to allow a townhome development on 32 townhome lots with one larger single family lot. The subject property is a part of the previously approved townhome development. This Major Amendment to the Planned Residential Development proposes to reduce the front yard setback as identified for 20 of the townhomes located along Sunny Springs Drive.

The property is located south of the intersection of Wesleyan Boulevard and Sunny Springs Drive and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Design Features: The applicant has indicated that the townhomes will be constructed as per the previously approved elevations. In particular, the proposed townhomes will be one story structures with attached garages. In addition, the buildings will be constructed with hardboard pre-finished siding, wood, glass and have a peaked asphalt shingled roof. The applicant has also indicated that the townhomes will have a natural earth tone color. Staff is recommending that the proposed structure continually conform architecturally to the elevations and color palette submitted as part of this Planned Residential Development Plan.

Setbacks: The applicant is requesting to reduce the front yard setback from 25 feet to 18 feet in front of the garage and to 15 feet in front of the residence. 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. All corner lots must provide one minimum 25 foot setback from the street right-of-way to the residence. In addition, all provisions of the Office Commercial District must be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Residential Development or a subsequent Major Amendment.

STAFF REPORT
April 26, 2007

No. 07PD026 - Major Amendment to a Planned Residential Development ITEM 25

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 26, 2006 Planning Commission meeting if these requirements have not been met.