

STAFF REPORT
August 9, 2007

**No. 07PD056 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 41

GENERAL INFORMATION:

PETITIONER

Boschee Engineering for OTS Land Co., Inc.

REQUEST

**No. 07PD056 - Planned Residential Development -
Initial and Final Development Plan**

EXISTING

LEGAL DESCRIPTION

A parcel of land located in the SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: A parcel of land located in the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the found corner No. 3977 of the southwest corner of Section 22; thence N89°51'52"E along south section line of Section 22, 493.84 feet to the true point of beginning; thence N89°51'52"E 818.42 feet; thence N00°00'36"E 564.46 feet; thence N89°59'24"W 709.07 feet; thence N76°18'05"W 108.67 feet; thence N00°00'00"W 63.32 feet; along a curve to the left having a radius of 274.00 feet through a central angle of 23°19'30" along said curve having a chord direction of N11°39'45"E; thence N23°19'30"E 113.52 feet; along a curve to the right having a radius of 476.00 feet through a central angle of 27°58'03" along said curve having a chord direction of N09°20'29"E; thence N04°38'33"W 36.30 feet; thence S85°21'27"W 69.30 feet; thence S06°18'31"W 135.46 feet; thence S53°48'13"W 26.53 feet; thence S00°02'33"W 317.97 feet; thence S00°02'33"W 199.35 feet; thence S00°01'07"E 458.25 feet; to the point of beginning; containing 11.31 acres more or less, and, a parcel of land located in the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: beginning at the found corner No. 3977 of the southwest corner of Section 22; thence N89°51'52"E along south section line of Section 22, 298.47 feet to the true point of beginning; beginning at a point; thence N89°51'52"E 195.37 feet; thence N00°01'07"W 458.25 feet; thence N00°02'33"E 199.35 feet; thence N00°02'33"E 317.97 feet; thence S53°48'13"W 78.46 feet; thence N68°58'39"W 24.58 feet; thence S23°19'30"W 120.85 feet; thence S12°21'02"W 160.14 feet; thence S00°00'00"E 112.04 feet; thence S26°16'50"W 217.16 feet; thence S16°04'27"W 91.13 feet; thence

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S16°04'27"W 46.34 feet; thence S10°12'24"W 126.12 feet; thence S88°50'10"E 129.50 feet; thence S00°04'44"W 105.50 feet; to the point of beginning; containing 4.48 acres more or less

PROPOSED

LEGAL DESCRIPTION

Lots 1 thru 8 of Block 1, Lots 1 thru 8 of Block 2, Lots 1 thru 17 of Block 3, and Lots 1 thru 9 of Block 4, Catron Crossing Subdivision located in the SW1/4 SW1/4, W1/2 SE1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE

Approximately 15.7 acres

LOCATION

Approximately 1200 feet south of Catron Boulevard on Bendt Drive

EXISTING ZONING

Low Density Residential District (Planned Residential Development)

SURROUNDING ZONING

North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District

PUBLIC UTILITIES

City water and sewer

DATE OF APPLICATION

7/13/2007

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. 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 Certificate of Occupancy, a Final Plat shall be reviewed and approved for the lots;
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;
4. A minimum 25 foot setback shall be provided along the side yard abutting a street;
5. A minimum eight foot side yard setback for one story structures and a minimum 12 foot side yard setback for two story structures shall be provided. A minimum 58 foot rear yard setback shall be provided on those lots abutting the east-west section line highway or the

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- section line highway shall be vacated in which case a minimum 25 foot rear yard setback shall be provided. A minimum 25 foot rear yard setback shall be provided on the balance of the lots;
6. 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;
 7. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing the building envelope on each lot;
 8. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development; 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 Residential Development Plan to allow 42 single family residences on the property. The property is located south of Catron Boulevard and east of Sheridan Lake Road and is currently void of any structural development.

On August 7, 2006 City Council approved a Layout Plat (#06PL089) for the subject property with stipulations.

On March 5, 2007 City Council approved a Rezoning (#07RZ004) from General Commercial to Low Density Residential for a portion of the property.

On March 5, 2007 City Council approved a Rezoning (#07RZ007) from General Commercial to Low Density Residential for a portion of the property.

A Preliminary Plat application (#06PL178) and a Vacation of Section Line Highway application (#07VR001) will be considered by City Council on August 6, 2007.

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 proposed single family residences will be constructed with a combination of stone, wood, brick, stucco and simulated siding. In addition, the single family residences are proposed to be one story and two story structures with attached garages and a contiguous pitched roof with concrete tile shingles or dimensional composition shingles. The applicant has also indicated the residences will be earth tone in color. Staff is recommending that the residences conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development.

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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, an 18 foot side yard setback is proposed along corner lots where the side yard abuts a street.

The Low Density Residential District requires a minimum 25 foot front yard setback. 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 ensure 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 Low Density Residential District also requires a minimum 25 foot side yard setback abutting a street. The Planning Commission has allowed an 18 foot side yard setback along corner lots where the side yard abuts a street in other developments. However, the City has received complaints from property owners within these area(s) identifying that the reduced setbacks negatively impact the character of the neighborhood and create safety issues along the adjacent streets. The Low Density Residential District requires a minimum 25 foot side 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 side yard setback. As such, staff is recommending that a minimum 25 foot setback be provided along the side yard abutting a street. In addition, a side yard setback along interior side lot lines of eight feet for a one story structure and twelve feet for a two story structure must be provided. Staff is also recommending that a minimum 58 foot rear yard setback be provided on those lots abutting the north-south and the east-west section line highways or the section line highways must be vacated in which case a minimum 25 foot rear yard setback must be provided. In addition, a minimum 25 foot rear yard setback must be provided on the balance of the lots. 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.

Site Plan: Staff noted that no building envelopes were shown on the site plan. Staff recommends that prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing the building envelope on each lot.

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 August 9, 2007 Planning Commission meeting if these requirements have not been met.