

STAFF REPORT
September 20, 2007

No. 07PD073 - Planned Residential Development - Initial and Final Development Plan **ITEM 30**

GENERAL INFORMATION:

APPLICANT/ AGENT	Dream Design International, Inc.
PROPERTY OWNER	DKEA, LLC
REQUEST	No. 07PD073 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	NW1/4 of the NW1/4 less Lots 10 thru 21 of Block 2, Lot 49 of Block 3, Lots 17 thru 19 of Block 4, Lots 4 thru 6 of Block 6, Lots 1 thru 8 of Block 7, Lots 1 thru 2 of Block 8, Lots 1 thru 8 of Block 9, Lots 12A & 12B of Block 11, Lot 1 of Block 12, Lots 1 thru 4 of Block 13 and Drainage Lot all of Red Rock Meadows Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.
PROPOSED LEGAL DESCRIPTION	Lots 9 thru 13 of Block 7, Lots 3 thru 13 of Block 8, Lots 9 thru 20 of Block 9 and Lots 5 thru 9 of Block 13, Red Rock Meadows Subdivision, located in the NW1/4 of the NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.264 acres
LOCATION	At the northern terminus of Sahalee Court and Cog Hill Lane
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Development Designation)
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/24/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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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 building permit, a Preliminary Plat shall be reviewed and approved by the City Council to insure that all infra-structure improvements have been addressed. In addition, prior to issuance of a Certificate of Occupancy, a Final Plat shall be reviewed and approved to insure that all right(s)-of-way have been dedicated;
3. 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;
4. 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. In addition, a minimum side yard setback along interior side lot lines of eight feet for a one story structure and twelve feet for a two story structure shall be provided. A minimum 25 foot rear yard setback shall also be provided;
5. The proposed structures shall conform architecturally to the proposed elevations and design plans submitted as part of this Initial and Final Planned Residential Development. In addition, the color scheme shall consist of brown, white and/or blue earth tone shades;
6. All streets and turnarounds shall be designed and constructed in compliance with the Street Design Criteria Manual and the currently adopted International Fire Code. In addition, fire hydrants shall be in place and operational prior to any building construction. Street signs and lot addresses shall also be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code shall be continually met; and,
7. 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 a period of two years. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Residential Development Plan to allow a 33 lot single family residential development. In addition, the applicant has submitted a Preliminary Plat (#07PL117) to subdivide the property into 33 residential lots. The applicant has indicated that the proposed single family residential development is being developed as Phase III of the Red Rock Meadows Development.

The property is located at the northern terminus of Sahalee Court and Cog Hill Lane.

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Currently, the property is void of any structural development.

STAFF REVIEW:

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

Platting: As previously indicated, the applicant has submitted a Preliminary Plat for review and approval to create 33 single family residential lots as Phase Three of the Red Rock Meadows Development. Prior to issuance of a building permit, the Preliminary Plat must be reviewed and approved by the City Council to insure that all infra-structure improvements have been addressed. In addition, prior to issuance of a Certificate of Occupancy, a Final Plat must be reviewed and approved to insure that all right(s)-of-way have been dedicated.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the currently adopted International Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code will need to be continually met.

Design Features: The applicant has indicated that the single family residences will be one and/or two story structures with garages and a peaked fiberglass shingled roof. The applicant has submitted elevations demonstrating design(s) of the proposed structures. The applicant has also indicated that the residences will be constructed with wood, concrete, glass, hard board lap siding, stone and/or brick accents. Staff is recommending that the residences conform architecturally to the design plans and elevations submitted as part of this Planned Residential Development.

The applicant has also indicated that the structures will have "earth tone, sky, rainbow or sunset colors". To date, a sample of the proposed colors has not been submitted for review and approval. The previous phases of development have included earth tone colors in shades of brown, white and blue. As such, staff is recommending that the color scheme consist of brown, white and/or blue earth tone shades for this phase of the development to provide consistency with the existing development.

Setbacks: The applicant has requested that the front yard setback be reduced from 25 feet to 18 feet in front of the garage and 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, a minimum 15 foot front yard setback be provided in front of each residence. Staff is also recommending that a minimum 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. All

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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.

Staff has noted that there are no corner lots within the Initial and Final Residential Development Plan. As a result, a 25 foot setback along the side street is not being required as a stipulation of approval.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned and the sign has not been posted on the property. Staff will notify the Planning Commission at the September 20, 2007 Planning Commission meeting if these requirements have not been met.

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