

STAFF REPORT
November 8, 2007

**No. 07PD085 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 36

GENERAL INFORMATION:

APPLICANT	Land and Marine Development, Inc.
AGENT	Jared Tordsen
PROPERTY OWNER	Land & Marine Developmnets, Inc.
REQUEST	No. 07PD085 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 thru 7, 22, 31 and 32, Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0663 acres
LOCATION	East of Bunker Drive along Abbey Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District
East:	Public District
West:	Low Density Residential District
PUBLIC UTILITIES	Public
DATE OF APPLICATION	10/12/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the November 21, 2007 Planning Commission meeting to be heard in conjunction with the associated Vacation of Non-Access Easement requests.

GENERAL COMMENTS:

The applicant has submitted a Planned Residential Development- Initial and Final Development Plan. The property is Lots 1 thru 7, 22, 31 and 32 of Rockinon Ranch Estates. The property was platted (#07PL007) on January 24, 2007. The property is currently void of any structural development. The applicant is proposing several single family housing designs. The applicant is requesting a reduced front yard setback for Lots 7, 22, 31, and 32. The applicant has filed a

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Road Name Change (#07RD005) request to change Abbey Road to Lennon Lane in conjunction with this request. The property is currently zoned Low Density Residential.

STAFF REVIEW:

Staff has reviewed the applicant's Planned Residential Development- Initial and Final Development Plan request and noted the following considerations:

SINGLE FAMILY RESIDENCES:

The applicant is proposing to build a variety of single family home designs within the Planned Residential Development. The applicant has submitted photos of one and two story homes all with attached garages. The exterior treatment of the proposed homes includes a variety of materials including brick, vinyl siding, hardy plank, and wood siding. Proposed colors include natural earth tones and light pastels. Architectural styles include ranch, Cape Cod, and traditional types of single family dwellings. Staff has noted that square footage of the proposed structures ranges from 1800 square feet to 2000 square feet.

SIGNAGE:

The applicant has submitted a proposed sign to be placed at the entrance of the subdivision along Bunker Drive. The proposed sign displays the subdivision name along with other advertising for construction, banking, and mortgage companies. This proposed sign is classified as a construction sign. Section 15.28.080 allows a construction sign with a maximum square footage of 32 square feet. The applicant's proposed construction sign measures 40 square feet in area. The applicant is required to obtain a variance for the proposed sign, or resubmit a sign that meets the standards of Section 15.28.080. In addition the sign shall be removed after the subdivision is built out.

SETBACKS:

The applicant is requesting a reduced front yard setback of 18 feet from the required 25 feet along Lots 7, 22, 31, & 32. The applicant has submitted a series of Vacation of Non-Access Easement requests along with this request. Including #07VE039 for Lot 7, #07VE040 for Lot 22, #07VE041 for Lot 31, and #07VE042 for Lot 32. On October 29, 2007 the applicant met with staff to discuss concerns in regards to the potential negative impacts associated with vacating portions of the Non-Access Easements. The applicant has agreed to revise the Vacation of Non-Access exhibits and resubmit these documents. The reduction in front yard setback request is directly associated with the Vacation of Non-Access Easement requests. As such staff recommends that this item be continued to allow the Planned Residential Development-Initial and Final request to be heard in conjunction with the associated Vacation of Non-Access Easement requests.