

STAFF REPORT
November 8, 2007

**No. 07PD086 - Planned Residential Development - Initial and Final ITEM 57
Development Plan**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	SYB2, LLC
REQUEST	No. 07PD086 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Tract J of Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	West of Degeest Drive between Berniece Street and Homestead Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/12/2007
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved with the following stipulations:

1. Ten duplexes shall be allowed on the site in accordance with the approved site plan. Any increase in the number of dwelling units shall require a Major Amendment to the Planned Residential Development;
2. A building permit shall be obtained prior to the initiation of construction and a Certificate of Occupancy must be obtained prior to occupying the building;
3. An Air Quality Permit shall be obtained prior to approval of a grading permit or a building permit for the project;
4. All construction shall comply with the building elevation drawings submitted and approved as part of this Planned Residential Development. The proposed structures will be finished with earth-toned siding and rock walls as shown on the elevations submitted and approved;

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5. The minimum required front yard setback along Degeest Drive is hereby reduced from 25 feet to 15 feet to the dwelling and all garages shall maintain a minimum setback of 18 feet in front of the garage door to the street right-of-way. The minimum required front yard setback along Berniece Street is hereby reduced from 25 feet to 20 feet. The minimum required front yard setback along Homestead Street shall be 25 feet. The minimum required rear yard setback shall be 25 feet. Any additional reductions in the minimum required setbacks shall require a Major Amendment to the Planned Residential Development;
6. Prior to issuance of a building permit for the northern most unit, the non-access easement shall be vacated or the northern most driveway shall be relocated outside of the existing non-access easement;
7. The site development shall comply with all provisions of the approved parking plan and the minimum requirements of the Rapid City Municipal Code;
8. The site development shall comply with all provisions of the approved landscape plan and the minimum requirements of the Rapid City Municipal Code. All landscaping shall be maintained in a live vegetative state;
9. Prior to issuance of a building permit revised, drainage calculations shall be submitted for review and approval;
10. Prior to Planning Commission approval, the applicant must submit a detailed sign package including the size and location of any ground and wall signs if any signage is proposed or the applicant shall obtain a Major Amendment to a Planned Commercial Development for signage in the future;
11. All applicable provisions of the International Fire Code shall be continually met; and,
12. The Planned Residential Development shall expire if the use has not commenced 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.

GENERAL COMMENTS: The property is located on the west side of Degeest Drive between Berniece Street and Homestead Street. The subject property is currently void of any structural development.

On October 27, 2005 Planning Commission approved a Planned Residential Development – Initial and Final Development Plan with the following stipulations:

- 1) Eight duplexes and one four plex shall be allowed on the site in accordance with the approved site plan. Any increase in the number of dwelling units shall require a Major Amendment to the Planned Residential Development;
- 2) A building permit shall be obtained prior to the initiation of construction and a Certificate of Occupancy must be obtained prior to occupying the building;
- 3) An Air Quality Permit shall be obtained prior to approval of a grading permit or a building permit for the project;
- 4) All construction shall comply with the building elevation drawings submitted and approved as part of this Planned Residential Development. The proposed structures will be finished with earth-toned siding and rock walls as shown on the elevations submitted and approved;
- 5) The minimum required front yard setback along Degeest Street is hereby reduced from 25

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feet to 15 feet. The minimum required front yard setback along Berniece Street is hereby reduced from 25 feet to 20 feet. The minimum required front yard setback along Homestead Street shall be 25 feet. The minimum required rear yard setback shall be 25 feet. Any additional reductions in the minimum required setbacks shall require a Major Amendment to the Planned Residential Development;

- 6) An exception is hereby granted to the Street Design Criteria Manual to reduce the minimum driveway separation from 85 feet to 74 feet for the northern most driveway approach onto Deegest Drive;
- 7) Prior to issuance of a building permit for the northern most unit, the non-access easement shall be vacated;
- 8) The site development shall comply with all provisions of the approved landscape plan and the minimum requirements of the Rapid City Municipal Code. All landscaping shall be maintained in a live vegetative state;
- 9) The proposed four-plex shall be fully fire sprinklered and alarmed/detected as per the International Fire Code. All fire hydrants shall be in place and operational prior to any building construction. The proposed structure must have 12-inch address numbers and be plainly visible from the public right-of-way;
- 10) Prior to issuance of a building permit, revised drawings shall be submitted for review and approval addressing the comments on the sewer, water, and storm drains. Sidewalks shall also be shown on the plans; and,
- 11) The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval, or if the use as approved has ceased for a period of two years.

On November 20, 2006 City Council denied without prejudice a Major Amendment to a Planned Residential Development (#06PD065) to allow the construction of four five-unit residential buildings at the applicant's request.

The applicant is now requesting approval of a Planned Residential Development – Initial and Final Development Plan to allow the construction of ten duplexes in the Medium Density Residential Zoning District and reduce the front yard setback on Degeest Drive from 25 feet to 15 feet and reduce the front yard setback on Berniece Street from 25 feet to 20 feet.

STAFF REVIEW: Staff has reviewed the Planned Residential Development – Initial Development Plan and has noted the following considerations:

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction and that a Certificate of Occupancy must be obtained prior to occupying the building.

Air Quality Permit: Staff noted that the area of disturbance exceeds one acre in size. As such, an Air Quality Permit must be obtained.

Design Features: The submitted site plan identifies that ten duplexes are proposed to be constructed on the subject property. The submitted building elevation drawings show that the proposed structures will be two stories with a total height of 24 feet. The exterior of the

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proposed structures will be finished with earth-toned siding and rock walls.

Setbacks: The applicant has requested various reduced setbacks for the structures within the Planned Residential Development. The applicant has requested that the minimum required front yard setback along Degeest Drive be reduced from 25 to 15 feet to the residence. The applicant has also requested that the minimum required front yard setback along Berniece Street be reduced from 25 feet to 20 feet. Staff noted the Planning Commission and City Council have supported a reduction of front yard setbacks in other Planned Residential Developments with a minimum front yard setback of 15 feet for the dwelling unit portion of the structures. As such, staff recommends a minimum front yard setback of 15 feet in front of the residence be provided along Degeest Drive and that a minimum 20-foot front yard setback to the residence be provided along Berniece Street. In addition, all garages shall maintain a minimum setback of 18 feet in front of the garage door to the street right-of-way.

Staff noted that the proposed front yard setback along Homestead Street is 35 feet with a rear yard setback of 25 feet, which is in compliance with the zoning regulations.

Parking: The Rapid City Municipal Code requires that 30 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 30 off-street parking stalls being provided with 20 located within single car garages and 10 located outside the proposed structures. The proposed parking is in compliance with Section 17.50.270 of the Rapid City Municipal Code.

Access: The applicant's site plan shows the northern most driveway approach on the corner of Degeest Drive and Berniece Street within the 85 feet driveway separation required by the Street Design Criteria Manual and within the platted non-access easement. The applicant is requesting to vacate 11 feet of an existing non-access easement (#07VE038). In addition, the applicant submitted an exception (#07EX107) to reduce the corner clearance at the intersection of Berniece Street and Degeest Street from 85 feet to 74 feet. The exception request was approved on October 19, 2007. As such, staff recommends that prior to issuance of a building permit the applicant shall vacate a portion of the non-access easement or the northern most driveway shall be relocated outside of the existing non-access easement.

Landscaping: The proposed Planned Residential Development will require that a minimum of 60,666 landscaping points be provided. The applicant's landscape plan shows 62,410 landscaping points being provided. The proposed landscaping plan is in compliance with Section 17.50.300 of the Rapid City Municipal Code.

Signage: Section 15.28.220 of the Rapid City Municipal Code allows one square foot per dwelling unit of total area for wall or ground signs for residential entities on the premises. As such, a total of 20 square feet of signage is allowed within the Planned Residential Development. The applicant has not submitted any information regarding the size or location of any signage on the subject property. Prior to Planning Commission approval, the applicant must submit a detailed sign package including the size and location of any ground and wall signs if any signage is proposed or the applicant shall obtain a Major Amendment

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to a Planned Commercial for signage in the future.

Fire Safety: Staff noted that the fire hydrants shown on the site plan appear to be adequate in number and location. Staff noted that all fire hydrants must be in place and operational prior to any building construction. The proposed structures must have 12-inch address numbers and be plainly visible from the public right-of-way.

Water and Sewer: Staff noted that construction plans were submitted for the proposed water and sewer service lines. The plans indicate that the work will be completed in accordance with the 2007 Edition of the City of Rapid City Standard Specification for Public Works Construction.

Drainage and Grading: Staff noted that a grading and drainage plan was submitted for the proposed project; however, updated drainage calculations are required for the revised site plan. As such, staff recommends that prior to issuance of a building permit revised drainage calculations shall be submitted for review and approval.

Notification: As of this writing, the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the November 8, 2007 Planning Commission meeting if these requirements have not been met.

Staff is recommending approval of the Planned Residential Development – Initial and Final Development Plan with the above stated stipulations.