

STAFF REPORT
November 8, 2007

No. 07PD087 - Major Amendment to a Planned Residential Development **ITEM 37**

GENERAL INFORMATION:

APPLICANT	Signature Development
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Arlene Ham
REQUEST	No. 07PD087 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	<p>Lots 1 thru 4 of Block 2 of the Villaggio at Golden Eagle Subdivision and a portion of the SW1/4 of the NW1/4 of the SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the center-west-southeast 1/64 section corner of Section 22, T1N, R7E, BHM, common with the southwest corner of Lot 1 of Block 2 of The Villaggio at Golden Eagle, and common with the northwest corner of the dedicated right-of-way of Golden Eagle Drive, and the Point of Beginning; Thence, first course: N26°45'22"W, a distance of 393.31 feet; Thence, second course: N61°38'29"E, a distance of 200.00 feet, to the northwesterly corner of Lot 4 of Block 2 of The Villaggio at Golden Eagle common to the southwesterly corner of Lot 5 of Block 2, of The Villaggio at Golden Eagle; Thence, third course: S00°08'13"E, along the westerly boundary of said Lot 4 of Block 2, a distance of 94.58 feet, to the southwest corner of said Lot 4 of Block 2, common with the northwest corner of Lot 3 of Block 2 of The Villaggio at Golden Eagle; Thence, fourth course: S00°08'13"E, along the westerly boundary of said Lot 3 of Block 2, a distance of 95.35 feet, to the southwest corner of said Lot 3 of Block 2, common with the northwest corner of Lot 2 of Block 2 of The Villaggio at Golden Eagle; Thence, fifth course: S00°08'13"E, along the westerly boundary of said Lot 2 of Block 2, a distance of 110.67 feet, to the southwest corner of said Lot 2 of Block 2, common with the northwest corner of Lot 1 of Block 2 of The Villaggio at Golden Eagle; Thence, sixth course: S00°08'13"E, along the westerly boundary of said Lot 1 of Block 2, a distance of 145.60 feet, to the southwest corner of said Lot 1 of Block 2 of The Villaggio at Golden Eagle, and common with the northwest corner of the dedicated right-of-way of Golden Eagle Drive, and</p>

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	the Point of Beginning
PARCEL ACREAGE	Approximately 0.903
LOCATION	Northwest of the intersection of Villaggio Lane and Golden Eagle Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District
East:	Park Forest District - Office Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/12/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

1. Prior to Planning Commission approval, a grading plan shall be submitted for review and approval demonstrating that driveways shall not exceed 15% slope;
2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. Prior to issuance of a building permit, a Final Plat shall be reviewed and approved;
4. A minimum 18 foot front yard setback shall be provided in front of each garage door and a minimum 15 foot front yard setback shall be provided in front of each residence. In addition, a minimum eight foot side yard setback shall be provided for a one story residence and a minimum 12 foot side yard setback shall be provided for a two story residence;
5. 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;
6. The proposed structures shall conform architecturally to the proposed elevations, design plans, color palette and general design comments submitted as part of this Major Amendment to the Planned Residential Development;
7. Prior to issuance of a building permit for any lot with a driveway in excess of 150 feet, a fire apparatus turnaround shall be identified on the lot. In addition, prior to issuance of a Certificate of Occupancy, the fire apparatus turnaround shall be constructed in

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- compliance with the International Fire Code;
8. All retaining walls in excess of four feet must be designed and stamped by a Professional Engineer. In addition, the retaining walls shall be located outside of public right-of-way and any sight triangles; 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 a Major Amendment to a Residential Development Plan to expand the boundaries of the previously approved Initial and Final Residential Development Plan in order to provide building envelopes located further from the adjacent street, Villaggio Lane. In addition, the applicant has submitted a Preliminary Plat (#07PL139) to expand the boundaries of four lots within the Villaggio at Golden Eagle development.

On November 22, 2006, the Planning Commission approved an Initial and Final Residential Development Plan (#06PD090) to allow 24 single family residences, which included a portion of this property. On March 27, 2007, the City approved a Final Plat (#07PL040) to create 24 residential lots, which also included a portion of this property.

The property is located northwest of the intersection of Villaggio Lane and Golden Eagle Drive. Currently, the property is void of any structural development.

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 single family residences will be one and/or two story structures with attached garages and peaked roofs. In particular, the applicant has indicated that the residential structures will be designed with an old world appearance and constructed with stone, brick, drivet, stucco, glass and wood. Ten percent of the front of the structures will be either stone or brick and all exterior shutters will be stained wood. The applicant has also indicated that the structures will have color schemes to include tones of amber, deep red and green, gold, terracotta, buff, cream, gray, brown and tan. Staff is recommending that the residences conform architecturally to the design plans, elevations, color palette and general design comments submitted as part of this Planned Residential Development.

Setbacks: The applicant has indicated that it is their intent to locate the residences up the hillside to the west with better views. However, they are requesting that an 18 foot front yard setback in front of the garage and a 15 foot front yard setback in front of the residence continue to be allowed as previously approved to accommodate a variety of design options. This will allow the future home owner to choose the location of the home on the site. The property is currently zoned Low Density Residential District. The Low Density Residential District requires a minimum 25 foot front yard setback for residential structures. However,

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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 garage doors 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 door and a minimum 15 foot front yard setback be provided in front of each residence. In addition, 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.

Driveway Design: As previously indicated, the applicant is proposing to incorporate additional acreage into four existing lots in order to provide building envelopes located further up the hill to the west with better views. It appears that one or more of the driveways may be in excess of 150 feet. In addition, the topography within this area of the property may result in driveway slope issues. As such, staff is recommending that prior to Planning Commission approval, a grading plan be submitted for review and approval demonstrating that driveways do not exceed 15% slope. In addition, prior to issuance of a building permit for any lot with a driveway in excess of 150 feet, a fire apparatus turnaround must be identified on the lot and prior to issuance of a Certificate of Occupancy, the fire apparatus turnaround must be constructed in compliance with the International Fire Code.

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 November 8, 2007 Planning Commission meeting if these requirements have not been met.