

STAFF REPORT
December 6, 2007

No. 07PD089 - Major Amendment to a Planned Residential Development

ITEM 45

GENERAL INFORMATION:

APPLICANT/AGENT	Amy and Orlin Rhode
PROPERTY OWNER	Amy and Orlin Rhode
REQUEST	No. 07PD089 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 24 of Block 1 of Brookfield Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.20 acres
LOCATION	2 Adonia Lane
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	Public
DATE OF APPLICATION	10/24/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be continued to the January 10, 2008 Planning Commission meeting to allow the applicant time to submit additional information.

GENERAL COMMENTS:

(Update November 27, 2007. All revised text is shown in bold). On November 14, 2007 the applicant submitted an updated site plan. Staff has noted that the updated site plan does not scale correctly. Staff recommends that this item be continued to the January 10, 2008 Planning Commission meeting to allow the applicant time to submit a site plan drawn to scale.

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The applicant has submitted a Major Amendment to a Planned Residential Development to allow a deck that will encroach into the required 25 foot rear yard setback approximately ten feet. The property is located at 2 Adonia Lane, more specifically the property is located northwest of the intersection of Adonia Lane and Cobalt Drive. Currently a single family residence is located on the property. The property is zoned Low Density Residential with a Planned Residential Development.

The original Planned Residential Development (#05PD062) was approved on October 27, 2005 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. 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. All other provisions of the Low Density Residential District shall be met unless exceptions have been specifically authorized;
3. All International Fire Codes shall be continually met;
4. The proposed single family residences shall conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to the Initial Planned Residential Development and the Final Planned Residential Development;
5. Prior to issuance of a building permit, a Final Plat shall be reviewed and approved for the subject property creating individual lots;
6. An Exception is hereby to allow a cul-de-sac to serve 38 lots in lieu of 20 lots as per the Street Design Criteria Manual;
7. All signage shall comply with Section 15.28 of the Rapid City Municipal Code;
8. An Air Quality Permit shall be obtained prior to any disturbance of any soils in excess of one acre; and,
9. The Planned Residential Development shall allow for the construction of a single family residence on each lot. 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.

STAFF REVIEW:

Staff has reviewed the applicant's Major Amendment to a Planned Residential Development to allow a deck that encroaches into the required rear yard setback and noted the following considerations:

The applicant has submitted a site plan that identifies the existing structure, property lines and the existing deck. Staff has noted that the site plan does not scale correctly. A site plan drawn to scale is needed in order to review the request. Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit a site plan drawn to scale.

NOTIFICATION:

Staff has noted that the required mailings have been sent, and the proper sign has been placed on the property. As of this writing, the white slips and green cards have been returned to the Growth Management Department.

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