

STAFF REPORT
April 10, 2008

No. 08PD006 - Planned Residential Development - Initial and Final Development Plan **ITEM 8**

GENERAL INFORMATION:

APPLICANT	Land and Marine Development, Inc.
AGENT	Jared Tordsen
PROPERTY OWNER	Land and Marine Developments, Inc.
REQUEST	No. 08PD006 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	<p>A parcel of land located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota. The Point of Beginning of said parcel being on the southerly lot line of Lot 7 of Rockinon Ranch Estates, recorded at the Pennington County Register of Deeds Office in Plat Book 34 Page 77, the southwesterly corner of said Lot 7, which is marked by a 5/8" rebar with survey cap marked "Thingelstad SD RLS 4371" bears S89°52'20"W a distance of 7.35 feet from the Point of Beginning, said Parcel is more particularly described as follows: Thence First Course: along the southerly line of said Lot 7 bearing N89°52'20"E and a distance of 81.62 to the southeasterly corner of said Lot 7; Thence Second Course: along a line bearing N79°07'38"E and a distance of 52.94 feet to a the southwesterly corner of Lot 32 of said Rockinon Ranch Estates; Thence Third Course: along the southerly line of said Lot 32 bearing N89°52'20"E and a distance of 106.02 feet to the southeasterly corner of said Lot 32; Thence Fourth Course: along the easterly line of said Lot 32 bearing N00°04'14"W and a distance of 13.56 feet to the southwesterly corner of Lot 31 of said Rockinon Ranch Estates; Thence Fifth Course: along said southerly line of said Rockinon Ranch Estates bearing N89°52'20"E and a distance of 244.00 feet to the southeasterly corner of Lot 22 of said Rockinon Ranch Estates which is marked with a 5/8" rebar with survey cap stamped "Thingelstad SD RLS 4371"; Thence Sixth Course: along a line bearing N00°04'21"W and a distance of 75.57 feet; Thence Seventh Course: along the southerly line of said Rockinon Ranch Estates bearing N 89°52'20"E and a distance of 83.31 feet; Thence Eighth Course: continuing along the southerly line of said Rockinon Ranch Estates bearing</p>

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S45°43'39"E and a distance of 14.11 feet; Thence Ninth Course: along a line bearing S89°58'41"E and a distance of 31.00 feet to an intersection with the Section Line common to Section 23 and Section 24; Thence Tenth Course: along said Section Line bearing S00°01'19"W and a distance of 501.61 feet to the N-S 1/64 Section Corner which is marked with a 5/8" rebar with survey cap stamped "Thingelstad SD RLS 4371"; Thence Eleventh Course: along said C-N 1/64 section line of said Section 23 bearing S89°55'28"W and a distance of 606.58 feet to point, said point bears S89°55'28"W and a distance of 710.88 feet from the C-N-SE 1/64 Section Corner which is marked with a 5/8" rebar with survey cap stamped "Thingelstad SD RLS 4371"; Thence Twelfth Course: along a line bearing N00°09'40"W and a distance of 412.00 feet to the Point of Beginning

PARCEL ACREAGE	Approximately 6.183 acres
LOCATION	West of Bunker Drive and south of Lennon Lane
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential District
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/8/2008
REVIEWED BY	Jonathan Smith / Ted Johnson/ Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the April 24, 2008 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

(Update: April 1, 2008. All revised and/or added text is shown in bold). This item was continued at the March 27, 2008 Planning Commission meeting to allow the applicant to submit additional information. On March 30, 2008, the applicant submitted a drainage plan for this phase of the development for review and approval.

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(Update March 18, 2008. All revised and/or added text is shown in bold). On March 18, 2008 the applicant met with staff to discuss the front yard setback for Lots 18-21, all of which are located along Bunker Drive. As noted below, the applicant has previously requested to reduce the front yard setback along these lots to 18 feet. Staff did not support reducing the front yard setback on these lots because of safety and noise concerns associated with a high volume street (Collector Street). Staff is supporting a reduced rear yard setback of 18 feet on Lots 18-21 based upon the building footprint identified on the applicant's site plan. A reduced rear yard setback of 18 feet will allow the applicant to meet the 25 foot front yard setback along Bunker Drive. Staff will recommend approval of the reduced rear yard setback with the stipulation that the building will be constructed in accordance with the specific site plan submitted for these lots.

The applicant has also submitted a revised site plan identifying driveways that meet the requirement of a maximum width of 20 feet. In addition, the revised site plan identifies a structure on Lot 34 that has lot coverage of 26%. Staff finds that the lot coverage on Lot 34 meets the requirement of a maximum 30% lot coverage.

As of this writing, a drainage plan has not been submitted for review and approval. Staff recommends that this item be continued to the April 10, 2008 Planning Commission meeting to allow the applicant time to submit a drainage plan, and any required easements for the proposed area.

The applicant has submitted a Planned Residential Development- Initial and Final Development Plan. The property includes proposed Lots 8-21, Lots 23-30, and Lots 33-35 of Rockinon Ranch Subdivision. Currently these lots are unplatted.

STAFF REVIEW:

Staff has reviewed the applicant's Initial and Final Development Plan 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, hard board siding 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 the square footage of the proposed structures ranges from 1,800 square feet to 2,000 square feet with the exception of the proposed single-family dwelling located on proposed Lot 34, which measures 3,800 square feet in area. The proposed single-family dwellings are consistent with previously approved homes in the area, with the exception of Lot 34 which shall be addressed below.

LOT COVERAGE:

The property is currently zoned Low Density Residential. Section 17.10.50 G states that the

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maximum lot coverage for the dwelling and accessory building shall not exceed 30%. Staff has noted that the applicant's site plan identifies a dwelling on proposed Lot 34 that covers 39% of the lot. Exceeding the lot coverage may cause adverse effects in regards to the increase to the impervious area and drainage of the lot. In addition, a dwelling that exceeds the lot coverage is not consistent with other single-family dwellings in the area. Staff recommends that the applicant revise the site plan to identify a structure that meets the requirement of Section 17.10.050 G on proposed Lot 34. The remainder of the proposed structures meets the standard of no more than 30% of the lot coverage in a residential area. **On March 18, 2008, the applicant submitted a revised site plan showing a maximum lot coverage of 26% on proposed Lot 34.**

DRIVEWAYS:

Section 8.2 of the Street Design Criteria Manual states that driveway width shall not exceed 20 feet in residential areas. The applicant's site plan identifies driveways that exceed the 20 foot maximum driveway width on all of the proposed lots excluding proposed Lots 16, 21, 26 and 27. A uniform driveway width throughout the neighborhood is essential in maintaining aesthetic character to the neighborhood. In addition, the recommended width will increase the safety on the residential street by reducing the speed differential between the turning vehicles and through traffic. Staff recommends that the applicant revise the site plan to identify that the proposed lots meet the maximum driveway width of 20 feet as per the Street Design Criteria Manual. **On March 18, 2008, the applicant submitted a revised site plan identifying that the proposed lots meet the maximum driveway width of 20 feet as per the Street Design Criteria Manual.**

SETBACKS:

The applicant is requesting a reduced front yard setback of 18 feet from the required 25 feet along proposed Lots 8-21, Lots 23-30 and Lots 33-35. In the past, the Planning Commission has approved similar requests as long as houses located on corner lots maintained a 25 foot front yard setback for the side located along the higher order street. Staff has noted that proposed Lots 17-21 currently abut Bunker Hill Drive. The Major Street Plan identifies Bunker Drive as a collector street. Because of high traffic volumes associated with a collector street and the resulting noise and safety concerns associated with higher volume streets, staff does not support reducing the setback on the front yard that abuts the collector street. Staff recommends that the applicant revise the site plan to identify a 25 foot front yard setback on proposed Lots 18-20, and a front yard setback of 25 feet on the front yard that abuts Bunker Drive (Collector Street) on proposed corner Lots 17 and 21. **On March 18, 2008, the applicant submitted a revised site plan showing a 25 foot front yard setback on Lots 18-20 and a front yard setback of 25 feet on Lot 17 as they abut Bunker Drive. However, the site plan continues to show an 18 foot front yard setback on Lot 21 as it abuts Bunker Drive. As such, staff is recommending that this item be continued to allow the applicant to submit a revised site plan showing a minimum 25 foot setback on Lot 21 as it abuts Bunker Drive.**

DRAINAGE:

As noted, a Preliminary Plat application (#07PL097) is currently pending approval before the City Council. The applicant has submitted a drainage report in conjunction with the

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Preliminary Plat application for a previous phase of the development. However, the drainage report does not adequately address detention for this area of the property or for the previous phase of the development. In addition, drainage detention improvements have not been initiated or completed for previous phases of the development. Staff has concerns that proposed residential lots identified in this Planned Residential Development- Initial and Final Development Plan may have to be used for detention of storm water in the future. As such, staff is recommending that this item be continued to allow the applicant to submit a drainage plan for review and approval in compliance with the Drainage Criteria Manual. In addition, the drainage plan must demonstrate that the design flows discharging off-site do not exceed pre-developed flows or storm water detention must be provided. **As noted above, the applicant has submitted a drainage plan for this phase of the development. In particular, the drainage plan shows Lots 9 and 10 being used as detention for the western portion of the development. In addition, the drainage plan shows that drainage pipes have been installed under Bunker Drive extending onto City property to carry drainage from the eastern portion of the property onto the City's property at historic flows. However, the City Council has never reviewed and approved the installation of drainage pipes on the property. Nor have drainage easements been granted for the installation of drainage pipes on the City's property. As such, the applicant must request that the City Council authorize the use of the land as proposed and request that drainage easements be granted for the existing pipes or the pipes must be removed from the property and a revised drainage plan must be submitted identifying how drainage from this area of the development is being accommodated.**

The site plan must also be revised to eliminate any residential use from Lots 9 and 10 since they have been identified as a detention area on the drainage plan. If the applicant constructs an alternate drainage detention area in the future, a Major Amendment to the Residential Development Plan can be submitted for review and approval to allow the lots to be used as residential sites once they are no longer needed to accommodate drainage.

Staff is recommending that this item be continued to allow the applicant to address the drainage issue and to submit a revised site plan showing that Lots 9 and 10 will be used for detention in lieu of residential uses.

VIOLATIONS:

The City's Building Inspection staff has indicated that Moving Permits were not obtained for the first modular residential units moved onto Phase One of Rockinon Ranch Estates. In addition, third party inspection reports and Professional Engineered drawings have not been submitted for review and approval for these modular residential units. The applicant should be aware that third party inspection reports, including credential verification, and Professional Engineered drawings of the modular residential units must be submitted for review and approval.

Staff recommends that this item be continued to the **April 24, 2008** Planning Commission meeting to allow the applicant time to submit a revised site plan and **to address the**

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drainage issue as identified.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received several calls of inquiry regarding this item.