

STAFF REPORT
May 22, 2008

No. 08PD021 - Planned Residential Development – Initial and Final Development Plan **ITEM 20**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Copperfield Land Company, LLC
REQUEST	No. 08PD021 - Planned Residential Development – Initial and Final Development Plan

EXISTING
LEGAL DESCRIPTION

A parcel of land located in the E $\frac{1}{2}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northwest corner of Lot 1 in Block 8 of Copperfield Subdivision, located NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed December 21, 1995 and recorded in Book 27 of Plats on Page 64, said corner being located on a 1/16th Section Line and marked by a rebar with survey cap LS 2652; thence, northerly along said 1/16th Section Line, N00°02'43"E, a distance of 271.55 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, N90°00'00"E, a distance of 172.98 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, N00°00'00"W, a distance of 60.11 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, curving to the right on a curve with a radius of 574.00 feet, a delta of 02°30'35", an arc length of 25.14 feet, and a chord bearing and distance of N01°15'18"E a distance of 25.14 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, S87°29'25"E, a distance of 172.79 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, S86°11'43"E, a distance of 130.00 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, S83°50'39"E, a distance of 70.87 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, S76°13'24"E, a distance of 261.44 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, S15°55'14"W, a distance of 160.58 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565"; thence, S74°04'46"E, a distance of 45.00 feet more or less to a point marked by a rebar with survey cap "RW Fisk 6565";

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thence, S15°55'14"W, a distance of 104.91 feet more or less to point on the north line of Lot 5 in Block 7 of Copperfield Subdivision, located in the NE¼ SW¼ of said Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota as shown on the plat filed June 12, 1989 and recorded in Book 22 of Plats on Page 195, said point being marked by a rebar with survey cap "RW Fisk 6565"; thence, northwesterly along the north line of said Lot 5 in Block 7 of Copperfield Subdivision, N71°45'04"W, a distance of 4.20 feet more or less to the northwest corner of said Lot 5 in Block 7 of Copperfield Subdivision, being coincident with the northeast corner of Lot 6 of Block 7 of Copperfield Subdivision, located in the NE¼ SW¼ of said Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota as shown on the plat filed August 14, 1995 and recorded in Book 27 of Plats on Page 17, said point being marked by a rebar with survey cap "LS 6251"; thence, northwesterly along the north line of said Lot 6 in Block 7 of Copperfield Subdivision, and continuing along the north lines of Lots 7 and 8 of Block 7 of the same Copperfield Subdivision, N71°36'31"W a distance of 236.81 feet more or less, to the northwest corner of said Lot 8 in Block 7 of Copperfield Subdivision, said point being coincident with the northeast corner of Lot 9 in Block 7 of the same Copperfield Subdivision, said point being marked by a rebar with survey cap "LS 2652"; thence, westerly along the north line of said Lot 9 in Block 7 of Copperfield Subdivision, S89°56'31"W, a distance of 80.95 feet more or less to the northwest corner of said Lot 9 in Block 7 of Copperfield Subdivision, said point being coincident with the northeast corner of Lot 10 in Block 7 of the same Copperfield Subdivision, said point being marked by a rebar with survey cap "LS 2652"; thence, westerly along the north line of said Lot 10 in Block 7 of Copperfield Subdivision, S89°54'45"W, a distance of 88.99 feet more or less to the northwest corner of said Lot 10 in Block 7 of Copperfield Subdivision, said corner being coincident with the northeast corner of Lot 11 in Block 7 of the same Copperfield Subdivision, said point being marked by a rebar with survey cap "LS 2652"; thence, southwestwesterly along the north line of said Lot 11 in Block 7 of Copperfield Subdivision, S67°59'02"W, a distance of 74.27 feet more or less to the northwest corner of said Lot 11 in Block 7 of Copperfield Subdivision, said corner being coincident with the northeast corner of Lot 12 in

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Block 7 of the same Copperfield Subdivision, said point being marked by a rebar with survey cap "LS 2652"; thence, southwesterly along the north line of said Lot 12 in Block 7 of Copperfield Subdivision, S68°02'59"W, a distance of 74.22 feet more or less to the northwest corner of said Lot 12 in Block 7 of Copperfield Subdivision, said corner being coincident with the northeast corner of Lot 13 in Block 7 of Copperfield Subdivision located in the NE¼ SW¼ of Said Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota as shown on the plat filed December 21, 1995 and recorded in Book 27 of Plats on Page 64, said corner being marked by a rebar with survey cap "LS 2652"; thence, southwesterly along the north line of said Lot 13 in Block 7 of Copperfield Subdivision, S67°59'59"W, a distance of 61.94 feet more or less to the northwest corner of said Lot 13 in Block 7 of Copperfield Subdivision, said corner being coincident with the northerly line of Summerfield Drive right-of-way as shown on the plat recorded in Book 27 of Plats on page 64, and said corner being marked by a rebar with survey cap "RW Fisk 6565"; thence, westerly along the north line of said Summerfield Drive right-of-way, N89°26'58"W, a distance of 60.14 feet more or less to the northeast corner of the previously described Lot 1 in Block 8 of the same Copperfield Subdivision, said point being marked by a rebar with survey cap "LS 4208"; thence, westerly along the north line of said Lot 1 in Block 8 of the same Copperfield Subdivision, S89°39'20"W, a distance of 116.98 feet more or less, to the point of beginning

PARCEL ACREAGE	Approximately 4.99 acres
LOCATION	At the northern terminus of Copperfield Drive
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:	Low Density Residential District
West:	Light Industrial District

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PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	4/25/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing Lots 7 and 8 of Block 2 and Lots 9 and 10 of Block 3 with a minimum lot size of 6,500 square feet;
2. Prior to Planning Commission approval, a site plan shall be submitted for review and approval showing a typical building envelope on each lot to ensure a reasonable building envelope exists due to the Major Drainage Easements and the Utility Easements located on the lot(s);
3. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
4. Prior to issuance of a Certificate of Occupancy, a Final Plat shall be reviewed and approved to insure that all right(s)-of-way have been dedicated;
5. 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. In addition, a minimum 25 foot setback shall be provided along the side yard abutting a street. A side yard setback along interior side lot lines of eight feet for a one story structure and 12 feet for a two story structure shall be provided. In addition, a minimum 25 foot rear yard setback shall be provided;
6. 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;
7. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development;
8. All streets and turnarounds shall be designed and constructed in compliance with the Street Design Criteria Manual and the currently adopted International Fire Code. In addition, fire hydrants shall be in place and operational prior to any building construction. Street signs and lot addresses shall also be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code shall be continually met; 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 a period of two years. Upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval

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may be granted.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Residential Development Plan to allow 23 single family residential lots on the property as Phase 2B of the Copperfield Vistas Subdivision. In addition, the applicant has submitted a Preliminary Plat (File #08PL065) to create 20 residential lots as Phase 1B of the Copperfield Vistas Subdivision. In addition, the applicant has submitted a SDCL 11-6-19 Review (File #08SR038) to relocate the existing Rocky Mountain Pipeline located in Phase 1B approximately 40 feet to the east lot line of the property.

On August 20, 2007 the City Council approved a Preliminary Plat (File #07PL015) to create 20 residential lots as Phase 1A of the Copperfield Vistas Subdivision. In addition, on August 9, 2007, the Planning Commission approved an Initial and Final Residential Development Plan for Phase 1A to allow a single family residential development on the property.

On May 5, 2008, the City Council approved a Preliminary Plat (File #08PL045) to create 23 residential lots as Phase 2A of the Copperfield Vistas Subdivision.

The property is located at the northern terminus of Copperfield Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Lot Size: The property is zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The applicant's site plan shows Lots 7 and 8 of Block 2 and Lots 9 and 10 of Block 3 with a lot size of 6,364 square feet, 6,243 square feet, 6,263 square feet and 6,444 square feet, respectively. As such, staff is recommending that prior to Planning Commission approval, a revised site plan be submitted for review and approval showing the lots with a minimum lot size of 6,500 square feet.

Building Envelopes: The applicant's site plan shows drainage easements and utility easements extending through the property. The easements range in width from 8 feet to 35 feet which limits the building envelope on several of the lots. As such, staff is recommending that prior to Planning Commission approval, a revised site plan be submitted for review and approval showing a typical building envelope on each lot to ensure that a reasonable building envelope exists due to the easements located on the property.

Platting: As previously indicated, on May 5, 2008, the City Council approved a Preliminary Plat (File #08PL045) for this phase of the development. Staff is recommending that prior to issuance of a Certificate of Occupancy, a Final Plat be reviewed and approved to insure that all right(s)-of-way and easements have been dedicated.

Design Features: The applicant has indicated that the single family residences will be one

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and/or two story structures with garages and a peaked roof. The applicant has submitted elevations demonstrating different design(s) of the proposed structures. The applicant has also indicated that the residences will be constructed with wood, brick, vinyl siding, concrete, glass, asphalt shingles and other miscellaneous materials typically used in the construction of a stick built home. The applicant has also indicated that the structures will be primarily shades of brown, blue and green or other similar earth tone colors. Staff is recommending that the residences conform architecturally to the design plans, elevations and color palette submitted as part of this Planned Residential Development.

Setbacks: The applicant's site plan identifies that an 18 foot front yard setback in front of the garage and a 15 foot front yard setback in front of the residence is being proposed. The Low Density Residential District requires a minimum 25 foot front yard setback. However, 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 garages in order to insure 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, a minimum 15 foot front yard setback be provided in front of each residence.

The applicant's site plan also identifies an 18 foot side yard setback along corner lots where the side yard abuts a street. The Low Density Residential District requires a minimum 25 foot side yard setback abutting a street. The Planning Commission has allowed an 18 foot side yard setback along corner lots where the side yard abuts a street in two other developments. However, the City has received complaints from property owners within these area(s) identifying that the reduced setbacks negatively impact the character of the neighborhood and create safety issues along the adjacent streets. The Low Density Residential District requires a minimum 25 foot side yard setback abutting a street in order to provide an adequate buffer between the residential use and the street, minimizing noise and increasing safety. In addition, this is a new development which allows the applicant to design the project to meet the minimum side yard setback. As such, staff is recommending that a minimum 25 foot setback be provided along the side yard abutting a street. In addition, a side yard setback along interior side lot lines of eight feet for a one story structure and twelve feet for a two story structure must be provided. 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.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned and the sign has not been posted on the property. Staff will notify the Planning Commission at the May 22, 2008 Planning Commission meeting if these requirements have not been met.