

STAFF REPORT
September 25, 2008

No. 08PD046 - Planned Residential Development - Initial and Final Development Plan

ITEM 13

GENERAL INFORMATION:

| | |
|-------------------------------|---|
| APPLICANT | Lawrence Petters |
| AGENT | Janelle Finck for Fisk Land Surveying & Consulting Engineers |
| PROPERTY OWNER | David C. Sharp |
| REQUEST | No. 08PD046 - Planned Residential Development - Initial and Final Development Plan |
| EXISTING LEGAL DESCRIPTION | Lots 2, 3, 4, 5, 9, 10, and 11 of Block 2 of Gemstone Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 9A, 9B, 10A, 10B, 11A and 11B of Block 2 of Gemstone Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.75 acres |
| LOCATION | 409, 415, 423 and 503 Topaz Lane and 422, 418 & 414 Sapphire Lane |
| EXISTING ZONING | Low Density Residential II District |
| SURROUNDING ZONING | |
| North: | Low Density Residential II District |
| South: | Low Density Residential II District |
| East: | Low Density Residential II District |
| West: | Low Density Residential II District |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 8/14/2008 |
| 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:

STAFF REPORT
September 25, 2008

No. 08PD046 - Planned Residential Development - Initial and Final Development Plan **ITEM 13**

1. A minimum 18 foot front yard setback shall be provided in front of each residence;
2. All provisions of the Low Density Residential II District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment;
3. The proposed structures shall conform architecturally to the plans and elevations submitted;
4. All currently adopted and applicable International Fire Codes shall be continually met;
5. Prior to issuance of a building permit the driveways shall be revised to comply with the Rapid City Street Design Criteria Manual or an Exception to the Rapid City Street Design Criteria Manual shall be obtained to allow a 44 foot wide driveway in lieu of a 24 foot wide driveway; and,
6. The Planned Residential Development shall allow for the construction of fourteen townhome units on the property. Any change in use shall require a Major Amendment. In addition, the Planned Residential Development shall expire if the use is not undertaken 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 east of Parkview Drive between Topaz Lane and Sapphire Lane. Fourteen townhome units are proposed on the property and the applicant is proposing to reduce the minimum front yard setback from 25 feet as required in the Low Density Residential II District to 18 feet.

STAFF REVIEW: Staff has reviewed the Planned Residential Development and has noted the following issues:

Setbacks: The applicant's site plan identifies that an 18 foot front yard setback in front of the residence is being proposed.

The Low Density Residential II District requires a minimum 25 foot front yard setback along all street frontages. 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 front yard setback be allowed as proposed with the stipulation that a minimum 18 foot front yard setback be provided in front of each residence.

Driveways: Staff noted that the proposed driveways appear to be 44 feet in width and exceed the maximum driveway width of 24 feet for a shared approach as stated in Section 8.2.1 of the Rapid City Street Design Criteria Manual. Staff recommends that prior to issuance of a building permit the driveways must be revised to comply with the Rapid City Street Design Criteria Manual or an Exception must be obtained.

Design features: The applicant has indicated that the structure will be constructed of wood and concrete in earth tone colors with stone and/or brick accents. The roofs will be asphalt, tile or concrete shingles in earth tone colors. Staff recommends that the proposed structures

STAFF REPORT
September 25, 2008

**No. 08PD046 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 13

conform architecturally to the plans, elevations and colors submitted with this Residential Development Plan.

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 September 25, 2008 Planning Commission meeting if these requirements have not been met.

Staff is recommending that the Planned Residential Development – Initial and Final Development Plan be approved with the stipulations as indicated above.