

STAFF REPORT
October 9, 2008

**No. 08PD051 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 10

GENERAL INFORMATION:

APPLICANT	Roy Burr
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Arlene Ham
REQUEST	No. 08PD051 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	<p>A portion of the W½ of the NW¼ of the SE¼ of Section 22, located in the W½ of the NW¼ of the SE¼, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northwest corner of Lot 5 of Block 2 the Villaggio at Golden Eagle, common to Lot 6 of Block 2 of the Villaggio at Golden Eagle, each located in the E½ of the NW¼ of the SE¼, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; Thence, first course: S00°08'13"E, along the westerly boundary of Lot 5 of Block 2 of the Villaggio at Golden Eagle, a distance of 95.12 feet; Thence, second course: S61°38'29"W, along the westerly boundary of Lot 4R of Block 2 of the Villaggio at Golden Eagle, a distance of 200.00 feet; Thence, third course: S89°51'47"W, a distance of 174.00 feet; Thence, fourth course: N00°08'13"W, a distance of 592.45 feet; Thence, fifth course: S56°59'57"E, a distance of 314.65 feet; Thence, sixth course: N85°50'49"E, a distance of 87.08 feet; Thence, seventh course: S00°04'39"E, along the westerly boundary of Lot 7 of Block 2 of the Villaggio at Golden Eagle, a distance of 112.55 feet; Thence, eighth course: S00°08'13"E, along the westerly boundary of Lot 7 of Block 2 of the Villaggio at Golden Eagle, a distance of 19.96 feet; Thence, ninth course: S00°08'13"E, along the westerly boundary of Lot 6 of Block 2 of the Villaggio at Golden Eagle, a distance of 104.33 feet, to the northwest corner of Lot 5 of Block 2 the Villaggio at Golden Eagle, and the Point of Beginning</p>
PROPOSED LEGAL DESCRIPTION	<p>Lot 8 of Block 2 of Villaggio at Golden Eagle, located in a portion of the W½ of the NW¼ of the SE¼, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South</p>

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	Dakota
PARCEL ACREAGE	Approximately 3.715 acres
LOCATION	North of Catron Boulevard and west of Golden Eagle Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	9/12/2008
REVIEWED BY	Jared Ball / Ted Johnson

RECOMMENDATION:

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

1. The existing structures on the property shall continue to conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development. Any changes to the existing structures or addition of new structures will require a Major Amendment to the Planned Residential Development;
2. All provisions of the currently adopted International Fire Code shall continually be met;
3. 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 to the Planned Residential Development;
4. A Building Permit shall be obtained prior to any future construction and a Certificate of Occupancy must be obtained prior to occupancy;
5. The Planned Residential Development shall expire if the use as approved has ceased for a period of two years; and,
6. That the Planned Residential Development- Initial and Final Development Plan be approved in conjunction with the associated rezoning (08RZ034).

GENERAL COMMENTS: The property is located at 5617 Villaggio Lane, and is north of Catron Boulevard and west of Golden Eagle Drive. The property is currently zoned General Agricultural District. The property to the north is currently zoned Low Density Residential District. The property to the south is currently zoned General Agricultural District. The

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property to the east is currently zoned Low Density Residential District with a Planned Residential Development. The properties to the west are currently zoned Low Density Residential District and General Agricultural District. The applicant has submitted an application for a Planned Residential Development – Initial and Final Development Plan for a single family residence. The Planned Commercial Development- Initial and Final Development Plan identifies an existing single family residence and two sheds located on the property.

An associated Rezoning request (#08RZ034) has been submitted in conjunction with this request.

On July 25, 2008 the applicant submitted a Preliminary Plat for the property to create a 3.17 acre lot leaving an unplatted non-transferable 10.415 acre balance. One of the stipulations of approval was that the applicant obtain approval of for a Planned Residential Development and that the property be rezoned from General Agricultural District to Low Density Residential District. The Preliminary Plat will be considered by the Planning Commission meeting on October 23, 2008.

STAFF REVIEW: Staff has reviewed the Initial and Final Residential Development Plan and has noted the following considerations:

Future Land Use Plan: The U.S. Highway 16 Future Land Use Plan identifies the property as appropriate for a Planned Residential Development with one dwelling unit per acre. The proposed three acres lot size is in compliance with the adopted Future Land Use Plan for the area.

Existing Structures: The applicant has submitted photographs of the existing single family residence located on the property. The photographs identify a single family residence that is tan in color. The existing elevations appear to be appropriate for the site. Staff recommends that the existing single family residence and two storage sheds located on the property shall continue to conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development. Any changes to the existing structures or addition of new structures will require a Major Amendment to the Planned Residential Development.

Fire Code: All provisions of the currently adopted International Fire Code are, being met on the property. Staff recommends that the currently adopted International Fire code be continually met.

Low Density Residential District: Staff noted that the existing residence on the property is in compliance with the regulations for the Low Density Residential District. Staff recommends that 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.

Building Permit: A Building Permit must be obtained prior to any future construction and a

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Certificate of Occupancy must be obtained prior to occupancy.

Parking: Section 17.50. 270. D. of the Rapid City Municipal Code requires that single family residential structures provide two parking spaces per dwelling unit. The applicant is currently meeting this requirement. A paved driveway from Villaggio Lane extends around the front of the house and provides the required off-street parking.

Staff recommends that the Planned Residential Development Initial and Final Development Plan be approved in conjunction with the associated rezoning request (08RZ034).