

STAFF REPORT  
December 10, 2009

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**No. 09PD103 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 15**

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GENERAL INFORMATION:

APPLICANT	Land and Marine Development, Inc.
AGENT	Britton Engineering & Land Surveying, Inc.
PROPERTY OWNER	Land and Marine Development, Inc.
REQUEST	<b>No. 09PD103 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 15 thru 21 of Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4 of Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.917 acres
LOCATION	Adjacent to the west side of Bunker Drive between Lennon Lane and Springsteen Lane
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential II District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/30/2009
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. A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

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2. A minimum 25 foot front yard setback shall be provided along all front yards including the side yards abutting a street with the exception of Lot 21 which shall have a minimum 18 foot front yard setback as it abuts Bunker Drive. A minimum side yard setback along interior side lot lines of 8 feet for a one story structure and 12 feet for a two story structure shall be provided. In addition, a minimum 18 foot rear yard setback shall be provided;
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;
4. 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;
5. Street signs and lot addresses shall be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code shall be continually met;
6. The Planned Residential Development shall allow for the construction of single family residence(s). 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; and,
7. A one year time extension for the Planned Residential Development may be granted upon written request to the Growth Management Director if submitted prior to the Final Development Plan approval expiration date.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development application to allow a single family residential development to be constructed on the property. The proposed development is Phase IIB of the "Rockinon Ranch Estates" and includes Lots 15 through 21.

The property is located southwest of the intersection of Lennon Lane and Bunker Drive. Currently, the property is void of any structural development.

On February 8, 2008, the applicant submitted an Initial and Final Planned Residential Development (#08PD006) for a portion of Rockinon Ranch Estates which included Lots 8 through 21, Lots 23 through 30 and Lots 33 through 35. However, Lots 15 through 21 were removed from the application prior to approval by the Planning Commission due to unresolved drainage issues for this area of the property. The applicant subsequently submitted a Preliminary Plat (#08PL109) for Lots 15 through 21 which addressed these drainage issues. The City Council approved the Preliminary Plat on July 7, 2008. In addition, on October 22, 2009, the City approved a Final Plat (#09PL064) for Lots 15 through 21.

STAFF REVIEW:

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

Design: The applicant is proposing to build a variety of single-family home designs within this

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phase of the Planned Residential Development. The applicant has indicated that the residences will be one or two story structures with a peaked shingled roof. In addition, each residence will be constructed with an attached garage. The exterior treatment of the proposed homes includes wood, glass, vinyl siding, hard board siding and wood siding. Proposed colors include natural earth tones in shades of brown, blue, green, gray, cream, tan, black and white. Architectural styles include ranch, Cape Cod and traditional types of single-family dwellings.

The proposed single-family dwellings are consistent with previously approved homes in the Rockinon Ranch Estates development. Staff recommends that the proposed structures conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development.

Setbacks: During the review of the previous Initial and Final Planned Residential Development (#08PD006), the applicant had requested a reduced front yard setback of 18 feet along Bunker Drive. However, it was noted that 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 did not support reducing the front yard setback along Bunker Drive. Instead, it was agreed upon that the rear yard setback would be reduced from 25 feet to 18 feet in lieu of reducing the front yard setback. The applicant has subsequently submitted a site plan with this application identifying a minimum 25 front yard setback and a minimum 18 foot rear yard setback with the exception of Lot 21 that identifies an 18 foot front yard setback along Bunker Drive. Since a building permit is currently in the process for Lot 21 showing the reduced setback along Bunker Drive, staff recommends that the front yard setback for Lot 21 only be reduced from 25 feet to 18 feet as it abuts Bunker Drive.

Staff recommends that a minimum 25 foot front yard setback be provided along all front yards including the side yards abutting a street with the exception of Lot 21 which shall have a minimum 18 foot front yard setback as it abuts Bunker Drive. A minimum side yard setback along interior side lot lines of 8 feet for a one story structure and 12 feet for a two story structure must be provided. In addition, a minimum 18 foot rear yard setback must be provided.

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 December 10, 2009 Planning Commission meeting if these requirements have not been met.