

STAFF REPORT
January 7, 2010

No. 09PD105 - Planned Residential Development - Initial and Final Development Plan **ITEM 12**

GENERAL INFORMATION:

APPLICANT	Shane Schriener for Schriener Investments, LLC
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Schriener Investments, LLC
REQUEST	No. 09PD105 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 thru 6 of Block 1, Lots 1 thru 5 of Block 2 and Lot 1 of Block 3 of Medicine Ridge Subdivision, located in the SE1/4 NE1/4 NE1/4, and the NE1/4 SE1/4 NE1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.992 acres
LOCATION	At the western terminus of Enchanted Pines Drive west of Stumer Road
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/25/2009
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION:

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

1. The residences conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development;

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2. The request to reduce the front yard setback from 25 feet to 18 feet in front of the garage from Medicine Ridge Road for Lot 1 of Block 3 is hereby denied. A minimum 25 foot front yard setback shall be provided in the front of the garage;
3. The request to reduce the front yard setback from 25 feet to 15 feet in front of the house from Medicine Ridge Road for Lot 1 of Block 3 be approved;
4. Fire flows of 1500 GPM shall be provided or residential fire sprinkler system be provided;
5. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more; and,
6. The Planned Residential Development shall expire if the use has not commenced within five years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of five years.

GENERAL COMMENTS: The applicant has submitted an Initial and Final Planned Residential Development to allow development of one single-family residential dwelling on each of the 12 platted lots in Medicine Ridge Subdivision. The property is located at the western terminus of Enchanted Pines Drive west of Stumer Road.

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

Design Features: The applicant has indicated that the proposed single family residences will be constructed of one and two story structures with attached garages, using earth tone colors of amber, deep red and green, gold, terracotta, buff, cream gray, brown and tan. The retaining walls are to be of stone, Versa-Lok, Redi-rock, brick, exposed aggregate, stucco walls, or Keystone block walls. The applicant has submitted elevations of proposed residential structures. Staff is recommending that the residences conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development.

Setbacks: The applicant is indicating that 11 of the lots will provide the required 25 foot front yard and 25 foot rear yard setbacks, with 8 foot side yard setback for single story residences and 12 foot side yard setback for 2-2 1/2 story residences. On Lot 1 of Block 3, the applicant is requesting a 25 foot front yard setback from Enchanted Pines Drive, a 15 foot front yard setback to the house from Medicine Ridge Road, and an 18 foot front yard setback to the garage from Medicine Ridge Road. The Low Density Residential District requires a minimum 25 foot front yard setback for residential structures. In the past, 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. However, the City has received complaints that the reduced setback results in vehicles overhanging onto the adjacent sidewalk which impedes pedestrian access.

On January 22, 2009, the Planning Commission denied a Major Amendment to a Planned Residential Development to reduce the required front yard setback for a lot in Red Rock Meadows Subdivision from 18 feet to 17 feet 3 inches. It was noted that the reduced

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setback would compromise pedestrian safety. The applicant of that request presented photographs demonstrating that vehicles overhang onto the adjacent sidewalk even when a minimum 18 foot setback is provided in front of the garage.

Since reducing the setback from 25 feet to 18 feet in front of the garage has resulted in vehicles encroaching into the adjacent sidewalk which compromises pedestrian safety and is in violation of the Rapid City Municipal Code and based on the direction of the Planning Commission to require a minimum 25 foot setback in front of the garage, staff recommends that the request to reduce the front yard setback from 25 feet to 18 feet in front of the garage be denied.

Lot 1 of Block 3 is a corner lot which requires two 25 foot front yard setbacks. Due to the lot configuration and the drainage easement on the northeast corner of the lot, staff recommends that the 15 foot front yard setback to the house from Medicine Ridge Road be approved to create a buildable lot and since no access is being taken from the adjacent street. 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.

Fire Flows: Staff has indicated that 1500 GPM is anticipated to be the base fire flow for this area. If fire flows and hydrants cannot be provided as required, residential fire sprinkler protection must be provided.

Permits: An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more.

Timeline: Typically, Planned Residential Developments expire if the use has not commenced within 2 years. The applicant has requested that the Planned Development be allowed 5 years to complete the project due to economic conditions.

Notification: As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 7, 2010 Planning Commission meeting if these requirements have not been met. Staff has received no comments or objections regarding the proposed Planned Commercial Development at the time of this writing.

Staff recommends that the Planned Residential Development – Initial and Final Development Plan be approved with the previously stated stipulations.