

STAFF REPORT
February 4, 2010

No. 10PD002 - Major Amendment to a Planned Residential Development ITEM 17

GENERAL INFORMATION:

APPLICANT	Land and Marine Development, Inc.
AGENT	Steven O. Thingelstad for Britton Engineering and Land Surveying, Inc.
PROPERTY OWNER	Land and Marine Development, Inc.
REQUEST	No. 10PD002 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 16 of Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.1723 acres
LOCATION	At the southwest corner of the intersection of Bunker Drive and Springsteen Lane
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District (Pennington County)
East:	Public District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/13/2010
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development 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;
2. A minimum 25 foot front yard setback shall be provided along Springsteen Lane and

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- Bunker Drive. A minimum side yard setback 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 along the west lot line;
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 structure 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 a single family residence. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval of this Final Development Plan 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 a Major Amendment to the Planned Residential Development to amend the previously approved setbacks for Lot 16. The property is a part of the Rockinon Ranch Estates residential development.

On December 10, 2009, the Planning Commission approved an Initial and Final Planned Residential Development (File #09PD103) for this phase of the Rockinon Ranch Estates residential development which included this property.

The property is located in the southwest corner of the Springsteen Lane and Bunker Drive intersection. 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:

Setbacks: The previously approved Initial and Final Planned Residential Development stipulated that a minimum 25 foot front yard setback be provided along Bunker Drive and Springsteen Lane, that a minimum 8 foot side yard setback be provided along the west lot line and that a minimum 18 foot rear yard setback be provided along the south lot line. The applicant is proposing to relocate the proposed residence on the property and to designate the west lot line as the rear lot line and to designate the south lot line as the side lot line. Subsequently, the applicant has submitted this Major Amendment request to reflect the proposed amendment to the setbacks.

The site plan continues to show a minimum 18 foot rear yard setback and minimum 8 foot

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side yard setback as previously stipulated. In addition, the setbacks continue to provide adequate separation between the proposed structure and the adjacent properties. As such, staff recommends that the request to amend the setbacks as requested be approved.

Design: The design of the proposed structure to be located on the property has not changed. In particular, the applicant is proposing to construct a one story structure with a peaked shingled roof and an attached garage. The exterior treatment of the proposed home includes wood, glass, vinyl siding, hard board siding and wood siding. The proposed colors include natural earth tones in shades of brown, green, and tan.

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

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 February 4, 2010 Planning Commission meeting if these requirements have not been met.