

STAFF REPORT
June 9, 2011

No. 11PD024 - Initial and Final Residential Development Plan

ITEM 10

GENERAL INFORMATION:

APPLICANT	Lazy P-6 Land Co., Inc.
AGENT	Centerline, Inc.
PROPERTY OWNER	Lazy P-6 Land Co., Inc.
REQUEST	No. 11PD024 - Initial and Final Residential Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1, Lots 3 through 7 and Lots 9 through 19 of Block 1, Lots 1, 6, 7 and 13 of Block 2, Lots 1, 9, 10 and 18 of Block 3 all in Gemstone Subdivision located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.90 Acres
LOCATION	East of Parkview Drive and north of Sandra Lane
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential II District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/13/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Initial and Final Residential 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;
2. A minimum 20 foot front yard setback shall be provided along the sub-collector streets, Topaz Lane and Sapphire Lane. A minimum 25 foot front yard setback shall be provided along the collector streets, Parkview Drive and E. Enchanted Pines Drive. In addition, a minimum eight foot side yard setback for one story structures and a minimum 12 foot side yard setback for two story structures shall be provided. A minimum 25 foot rear yard setback shall also be provided;

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3. All provisions of the Low Density Residential II 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. Changes to the elevations may be authorized by the Growth Management Director when they are consistent with the architectural style of the development as approved herein; and,
5. The Planned Residential Development shall allow for the construction of single family residence(s) and/or townhome units. However, 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 two years.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development application to allow a mix of single family residences and townhome units to be constructed on the property with a reduced front yard setback. In particular, the applicant is requesting to reduce the front yard setback from 25 feet to 18 feet in front of the garage and 15 feet in front of the residence.

The property is located east of Parkview Drive and north of Sandra Lane. Currently, the property is void of any structural development.

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 and townhome units will be one or two story structures. In addition the structures will be constructed with a combination of brick, wood siding and glass. The applicant has also indicated the residences will be earth tone in color. Staff recommends that the residences conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development. Changes to the elevations may be authorized by the Growth Management Director when they are consistent with the architectural style of the development as approved herein.

Setbacks: The applicant is requesting an 18 foot front yard setback in front of the proposed garage and a 15 foot front yard setback in front of the residence. The Low Density Residential District II requires a minimum 25 foot front yard setback for residential structures. In the past, the Planning Commission has approved reducing the front yard setbacks as proposed within other areas of the City. However, complaints have been received from area residents that reducing the setback in front of the garage to 18 feet does not allow sufficient room to park vehicles without overhanging into the public right-of-way or across the sidewalk which is in violation of the Rapid City Municipal Code. Based on these noted parking issues, staff recommends that a minimum 20 foot front yard setback be provided along the sub-collector streets, Topaz Lane and Sapphire Lane, to secure a sufficient parking area in front of the garage. Parkview Drive and E. Enchanted Drive are

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classified as collector streets on the City's Major Street Plan. Since these are designed as high traffic streets, staff recommends that a minimum 25 foot front yard setback be provided along the collector streets. Please note that the Second Floor Review Committee is currently reviewing the minimum setback requirements in all residential districts and have indicated that a minimum 20 foot front yard setback along a sub-collector or lane place street and a minimum 25 foot setback along an arterial or collector street is a reasonable compromise. Reducing the front yard setback to 20 feet along the sub-collector streets and 25 feet along the collector streets within this development will serve as an experimental subdivision to determine the impacts of the reduced front yard setback.

Staff recommends that a minimum 20 foot front yard setback be provided along the sub-collector streets, Topaz Lane and Sapphire Lane. A minimum 25 foot front yard setback must be provided along the collector streets, Parkview Drive and E. Enchanted Pines Drive. In addition, a minimum eight foot side yard setback for one story structures and a minimum 12 foot side yard setback for two story structures must be provided. A minimum 25 foot rear yard setback must also be provided. All provisions of the Low Density Residential II District must be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

Notification Requirement: As of this writing, the certified mailing receipts have not been returned and the required sign has not been posted on the property. Staff will notify the Planning Commission at the June 9, 2011 Planning Commission meeting if these requirements have not been met.

Staff recommends that the Initial and Final Planned Residential Development be approved with the stipulations as outlined above.