

STAFF REPORT
August 25, 2011

No. 11PD032 - Initial and Final Residential Development Plan

ITEM 13

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Stoney Creek Development Corporation - Jeff Bendt
REQUEST	No. 11PD032 - Initial and Final Residential Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 through 6 of Block 2 of Stoney Creek South Subdivision located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.150 acres
LOCATION	On the west side of Bendt Drive, south of Catron Boulevard and east of Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Development Designation) - General Agriculture District - Low Density Residential District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development) - Low Density Residential District - General Agriculture District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City/City
DATE OF APPLICATION	7/29/2011
REVIEWED BY	Robert Laroco / Brandon Quiett

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. Prior to issuance of a building permit, an Erosion and Sediment Control permit shall be obtained;
3. Prior to issuance of a Certificate of Occupancy for the townhomes, a Final Plat shall be

STAFF REPORT
August 25, 2011

No. 11PD032 - Initial and Final Residential Development Plan

ITEM 13

- reviewed and approved creating individual townhome lots for those lots to be developed with townhomes;
4. A minimum 20 foot front setback shall be provided for all principle structures;
 5. All provisions of the Low Density Residential District shall be met unless specifically authorized as a stipulation of this Initial and Final Residential Development Plan or a subsequent Major Amendment;
 6. All provisions of the currently adopted International Fire Code shall be continually met. In addition, any expansion or alteration of the project shall be coordinated with the Rapid City Fire Department;
 7. The applicant shall obtain permits to work in the Right-of-way prior to installation of any service lines;
 8. The proposed structures shall conform architecturally to the plans, elevations and color palette reviewed and approved as a part of this Planned Residential Development. Revisions to the design of the structures that the Growth Management Director determines to be consistent with the original approved elevations shall be allowed as a Minimal Amendment to the Planned Residential Development;
 9. This Planned Residential Development shall allow for the construction of townhomes and/or single-family residences on Lots 1 through 6 of Block 2 located on Bendt Drive. Other uses permitted within a Low Density Residential District shall be allowed. Conditional uses allowed within a Low Density Residential District shall require a Major Amendment to the Planned Residential Development;
 10. 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.

GENERAL COMMENTS: The applicant has submitted a request for an Initial and Final Planned Residential Development. In particular, the applicant is proposing to construct townhomes and/or single-family residences on six lots located on Bendt Drive.

The property was included as part of a Planned Development Designation in 1983 (File #PD521). A Final Plat for the lots in this Planned Residential Development was approved in 2003 (File #03PL052) creating six lots.

This Initial and Final Planned Residential Development has been submitted with an associated Comprehensive Plan Amendment to change the land use designation from General Commercial to Low Density Residential (File #11CA009).

Additionally, this Initial and Final Planned Residential Development has been submitted with two associated Rezoning requests to rezone portions of the lots from General Commercial District to Low Density Residential District (File #11RZ014) and from General Agriculture District to Low Density Residential District (File #11PD015).

The property consists of six platted lots, located on Bendt Drive south of Catron Boulevard. The land is currently undeveloped.

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

STAFF REPORT
August 25, 2011

No. 11PD032 - Initial and Final Residential Development Plan

ITEM 13

Architecture and Design: The applicant has submitted elevations showing that the proposed structures will be one and two story structures with attached garages. The color palette consists of earth tones. Staff recommends that the proposed townhomes and single-family residences conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Initial and Final Planned Residential Development. Revisions to the design of the structures that the Growth Management Director determines to be consistent with the original approved elevations may be allowed as a Minimal Amendment to the Planned Residential Development.

Setbacks: This Initial and Final Planned Residential Development is for the creation of townhomes and single-family homes on six lots. The applicant has requested the front setback on all lots to be reduced from the required minimum of 25 feet to 20 feet for principle structures. Bendt Drive is classified as a sub-collector street on the Major Street Plan. The Second Floor Review Committee has recently recommended that the front setbacks on all single-family residences, townhomes, and duplexes be reduced from 25 to 20 feet. For this reason, staff recommends approval of the reduced setbacks to determine the impact of a reduced front yard setback.

International Fire Code: Rapid City Fire Department staff has noted that sprinkler protection for the proposed townhomes and single-family residences is strongly encouraged but not required. Prior to issuance of a Building Permit, the proposed development must demonstrate compliance with all applicable provisions of the International Fire Code.

Erosion and Sediment Control: To date, an Erosion and Sediment Control Plan has not been submitted for review and approval as required for all new construction. As such, prior to issuance of a Building Permit, an Erosion and Sediment Control Plan must be submitted for review and approval.

Service Lines: Service lines installed as a part of this development must be installed per standard specifications. Right-of-Way permits are required prior to the installation of any service lines.

Notification Requirements: The required signs have been posted on the property. As of this writing, the required receipts from the certified mailings have not been submitted. Staff will inform the Planning Commission at the meeting scheduled August 25, 2011 if these requirements have not been met. There have been no inquiries regarding this request.

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