

STAFF REPORT
September 8, 2011

No. 11PD033 - Major Amendment to a Planned Residential Development **ITEM 9**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	SYB2, LLC
REQUEST	No. 11PD033 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Tract J of Big Sky Subdivision located in the SE1/4 of the NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 11 through 20 of Block 22 of Big Sky Subdivision
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	On the west side of Degeest Drive between Homestead Street and Berniece Street
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City of Rapid City
DATE OF APPLICATION	8/12/2011
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

1. An Exception is hereby granted reducing the front yard setback(s) for the proposed structures to be a minimum of 15 feet for the residence and a minimum of 25 feet for the garages. All other setbacks shall comply with the Medium Density Residential District;

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2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. All applicable provisions of the currently adopted International Fire Code shall be continually met;
4. All provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment or a subsequent Major Amendment;
5. The maximum lot coverage per single family residential lot shall not exceed 30% as per Rapid City Municipal Code Chapter 17.12.050(G);
6. Upon submittal of a building permit, a drainage routing plan and drainage information, a grading plan, wastewater flow information and an Erosion and Sediment Control Plan shall be submitted for review and approval;
7. Prior to issuance of a building permit, a Preliminary Plat shall be approved and prior to issuance of a Certificate of Occupancy, a Final Plat shall be approved;
8. The proposed connection to the existing six inch water service shall be in accordance with City water service connection requirements;
9. The Major Amendment to the Planned Residential Development shall allow a single family residence to be constructed on each lot; and,
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 Major Amendment to the Planned Residential Development (File #11PD033) to allow the construction of ten single family residences on the property. In addition, the applicant has submitted a Preliminary Plat (File #11PL045) to create ten residential lots.

On December 17, 2007, the City Council approved an Initial and Final Planned Residential Development (File #07PD086) to allow the construction of ten duplexes on the property. The applicant is now proposing to construct ten single family homes on individual lots in lieu of ten duplexes on one lot.

On December 10, 2009, a Minimal Amendment to the Initial and Final Planned Residential Development was approved for a one year time extension.

The property is located on the east side of Degeest Drive between Homestead Street and Berniece Street. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Residential Development Plan and has noted the following considerations:

Setbacks: The Initial and Final Planned Residential Development (File #07PD086) was approved with stipulations by the City Council on December 17, 2007. The minimum required front yard setback along Degeest Drive was reduced from 25 feet to 15 feet to the residence and 18 feet to the garage. The front yard setback was reduced from 25 feet to 20

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feet along Berniece Street. The required front yard setback along Homestead Street was 25 feet. The Planning Commission recommended approval of an Ordinance Amendment on August 25, 2011 and will be considered by the City Council on September 6, 2011 to maintain a 25 foot front yard setbacks along collector streets. Degeest Drive and Homestead Street are collector streets. Staff reviewed the applicant's proposed 20 foot front yard setback and came to a compromise with the applicant. Staff recommends reducing the front yard setback(s) for the proposed structures to be a minimum of 15 feet for the residence and a minimum of 25 feet for the garages.

Engineering: During the previous platting of the property, on-site drainage, grading and erosion and sediment control issues were addressed. Prior to issuance of a building permit, the applicant must submit for review and approval a drainage routing plan and drainage information, a grading plan, wastewater flow information and an Erosion and Sediment Control Plan reflecting the proposed changes to the property. In addition, in order to insure that all subdivision improvements are in compliance with City design standards and to secure a separate lot for each residential structure, staff recommends that prior to issuance of a building permit, a Preliminary Plat must be approved and prior to issuance of a Certificate of Occupancy, a Final Plat must be approved.

Notification Requirement: As of this writing, the white slips and green cards from the certified mailing have not been returned and the required sign has not been posted on the property. Staff will notify the Planning Commission at the September 8, 2011 Planning Commission meeting if these requirements have not been met.

Staff recommends that the Major Amendment to the Planned Residential Development be approved with the stipulations of approval as outlined above.