

STAFF REPORT
March 22, 2012

No. 12PD008 - Initial and Final Residential Development Plan

ITEM 8

GENERAL INFORMATION:

APPLICANT	Joe Muth - Doeck, LLC
PROPERTY OWNER	Doeck, LLC
REQUEST	No. 12PD008 - Initial and Final Residential Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 12 of Auburn Hills Subdivision located in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, south Dakota
PARCEL ACREAGE	Approximately .217 acres
LOCATION	Southwest corner of the intersection of Misty Woods Lane and Auburn Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (Planned Development Designation)
East:	Medium Density Residential District (Planned Residential Development)
West:	Medium Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	2/24/2012
REVIEWED BY	Robert Laroco / 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. A Certificate of Occupancy shall be obtained prior to occupancy of the residence;
2. All applicable provisions of the currently adopted International Fire Code shall be continually met;
3. The proposed structure shall conform to the elevations and plans approved as a part of this Planned Residential Development. Any changes to the design of the structure which the Director of Community Planning and Development Services determines is consistent with the original approved designs shall be considered as a Minimal Amendment to the

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- Planned Commercial Development;
4. All provisions of the Medium Density Residential District shall be met unless specifically authorized as a stipulation of this Initial and Final Planned Development or a subsequent Major Amendment to the Planned Residential Development;
 5. This Initial and Final Planned Residential Development shall allow for the construction of a single family residence in a Medium Density Residential District. Other uses permitted in a Medium Density Residential District shall require a Minimal Amendment to the Planned Development. Other uses considered conditional in a Medium Density Residential District shall require a Major Amendment to the Planned Development; and,
 6. 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 requested an Initial and Final Planned Residential Development to allow the construction of a single family residence. In particular, the applicant is proposing to construct a single family residence in a Medium Density Residential District. At this time, the neighborhood has developed primarily as single family residences. The Medium Density Residential zoning, in conjunction with the Planned Development Designation, allows for development ranging from single family residences to multifamily housing development subject to the terms of approval associated with a Planned Development.

On October 9, 2003, the Planning Commission approved a Planned Development Designation (File # 03PD051) for approximately 11.564 acres of land located to the south and east of the intersection of Chalkstone Drive and Auburn Drive. The Designation included the property being considered as a part of this Initial and Final Planned Residential Development.

The property is located southwest of the intersection of Auburn Drive and Mistywoods Lane. Currently, the property is undeveloped.

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

Planned Development Designation: The property is located in a Planned Development Designation. No building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan is approved for the property. The applicant is proposing to develop the property as a single family residence and, as such, has submitted this Initial and Final Planned Residential Development.

Architecture/ Design: The submitted plans show that the applicant is proposing to construct a two-story residence and an attached two-car garage with a total of approximately 2,500 square feet. At this time, the neighborhood is developing primarily as single family residences of similar size and design. Based on development currently occurring in the area, it appears that the proposed single family residence is appropriate for the neighborhood. The property meets all the setback, height, lot coverage, and parking requirements of the Medium Density Residential District. The proposed residence consists of a brick veneer and horizontal siding exterior, asphalt shingles, and wood trim.

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The proposed structure must conform to the elevations and plans approved as a part of this Planned Residential Development. Any changes to the design of the structure which the Director of Community Planning and Development Services determines is consistent with the original approved designs may be considered as a Minimal Amendment to the Planned Commercial Development.

Notification Requirements: As of this writing, the green cards and white receipts from the certified mailing have not been returned. The sign has not been posted on the property. Staff will notify the Planning Commission at the March 22, 2012 Planning Commission meeting if these requirements have not been met. To date, there have been no inquiries into the proposed Planned Residential Development.