

STAFF REPORT

June 7, 2012

No. 12PD017 - Initial and Final Planned Residential Development

ITEM 2

GENERAL INFORMATION:

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| APPLICANT | Century Motels, Inc. |
| AGENT | Eric Howard for Renner & Associates, LLC |
| PROPERTY OWNER | Don Ward |
| REQUEST | No. 12PD017 - Initial and Final Planned Residential Development |
| EXISTING LEGAL DESCRIPTION | Lot 6 of Block 14 of Red Rock Estates located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 0.45 acres |
| LOCATION | 6544 and 6548 Muirfield Drive |
| EXISTING ZONING | Low Density Residential District |
| FUTURE LAND USE DESIGNATION | Residential |
| SURROUNDING ZONING | |
| North: | General Agriculture District |
| South: | General Agriculture District - Low Density Residential District (Planned Development) |
| East: | General Agriculture District |
| West: | Low Density Residential District (Planned Development) |
| PUBLIC UTILITIES | Rapid City water and sewer |
| DATE OF APPLICATION | 5/3/2012 |
| REVIEWED BY | Robert Laroco / Brandon Quiett |

RECOMMENDATION:

Staff recommends that the Initial and Final Planned Residential Development 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;
2. Prior to issuance of a Building Permit, revised plans shall be submitted showing a maximum 40 foot wide driveway, or an Exception from the design criteria to allow a driveway width of greater than 40 feet shall be obtained;
3. Prior to issuance of a Building Permit, the location of sanitary sewer lines required to service each townhome shall be identified to ensure utilities do not cross lot lines or that

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- access to sanitary sewer lines for each property are not impeded, or an Exception shall be obtained;
4. Prior to issuance of a Certificate of Occupancy, a Minor Plat shall be filed with the Register of Deeds subdividing the property into two townhome lots;
 5. The townhomes shall conform to the designs and elevations approved as a part of this Planned Residential Development. Any changes to the design of the townhomes which the Director of Community Planning and Development Services determines are in keeping with the original approved plans shall be considered as a Minimal Amendment to the Planned Residential Development; and,
 6. This Planned Residential Development shall allow for the construction of two townhomes. Other uses permitted in the Low Density Residential District shall be allowed in this Planned Development. Any conditional uses in the Low Density Residential District shall require a Major Amendment to the Planned Residential Development.

GENERAL COMMENTS: The applicant has submitted an Initial and Final Planned Residential Development for the construction of a two-unit townhome on approximately 0.45 acres of property zoned Low Density Residential District. A townhome is allowed within the Low Density Residential District with the review and approval of a Planned Development. Several properties on Muirfield Drive to the west of this property and Dornoch Court to the east of this property are currently developed as townhomes through the Planned Development process.

The property is located at 6544 Muirfield Drive, northwest of the intersection of Muirfield Drive and Birkdale Drive. The property is currently undeveloped.

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

Design Features: Submitted plans show that the proposed townhomes are one story structures with attached two-car garages and walk-out basements. The structures are constructed of wood with brick accents and earth-tone colors. Staff recommends that the proposed townhomes conform to the designs approved as a part of this Planned Residential Development. Any changes to the design of the structures which the Director of Community Planning and Development Services determines are in keeping with the original approved designs may be allowed as a Minimal Amendment to the Planned Residential Development.

Driveway: Submitted plans show that the townhomes will share a driveway with a total width of approximately 45 feet, 4 inches. The Infrastructure Design Criteria Manual states that a forty foot wide shared driveway is allowed when serving townhomes with a front yard setback of less than thirty feet. The applicant's plans show a 25 foot front yard setback for the proposed townhomes. As such, a maximum 40 foot wide driveway is allowed. Prior to issuance of a Building Permit, revised plans must be submitted showing a maximum driveway width of 40 feet or an Exception to the design criteria for a driveway width greater than 40 feet must be obtained.

Setbacks: The Low Density Residential District requires a front yard setback of 25 feet. In addition, the side yard setback for a one story structure must be a minimum of 8 feet.

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Submitted plans show that the proposed townhomes will have a front yard setback of 25 feet, and a side yard setback of approximately 19 feet. The proposed townhomes meets the setback requirements of the Low Density Residential District.

Parking: Rapid City Municipal Code requires that two parking spaces must be provided for each townhome. Submitted plans show that each townhome will include a two-car garage as well as a parking apron in front of the garages for additional parking. As such, the proposed townhomes meet the requirements of the Rapid City Parking Ordinance.

Utilities: Public Works staff has noted that when the existing lot is subdivided into two townhome lots as required, each property must be serviced by individual service lines. The applicant should note that subdividing the property to create two townhome lots may create a sanitary sewer service line which crosses a lot line. Prior to issuance of a Building Permit, the location of sanitary sewer lines on both lots must be addressed to ensure utilities do not cross lot lines, or an Exception must be obtained.

Platting: The submitted plans show two primary structures located on a residential lot. On a residentially zoned property, only one primary use is permitted per lot. Prior to issuance of a Certificate of Occupancy, a Minor Plat must be filed with the Register of Deeds subdividing the property into two townhome lots.

Notification Requirements: As of this writing, the required sign has not been posted on the property. In addition, the green cards and white receipts from the certified mailing have not been returned. Staff will inform the Planning Commission at the June 7, 2012 Planning Commission meeting if these requirements have not been met. As of this writing, there have been no inquiries into the proposed Planned Residential Development.