

STAFF REPORT
October 4, 2012

No. 12PD031 - Major Amendment to Planned Development to reduce the amount of previously identified open space to allow for the construction of a single family residence

ITEM 11

GENERAL INFORMATION:

APPLICANT	Britton Engineering and Land Surveying, Inc.
AGENT	Richard and Rose DuBois
PROPERTY OWNER	Richard and Rose DuBois
REQUEST	No. 12PD031 - Major Amendment to Planned Development to reduce the amount of previously identified open space to allow for the construction of a single family residence
EXISTING LEGAL DESCRIPTION	Lot B of DuBois Subdivision located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .71 acres
LOCATION	At the eastern terminus of Woodridge Court
EXISTING ZONING	Low Density Residential District (Planned Development)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District - Low Density Residential District (Planned Development)
East:	Low Density Residential District (Planned Development)
West:	
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	September 7, 2012
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to Planned Development to reduce the amount of previously identified open space to allow for the construction of a single family residence be approved with the following stipulations:

1. The approved community open space is hereby reduced from 33% to 31%;
2. A building permit shall be obtained prior to any construction and a Certificate of

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3. Occupancy shall be obtained prior to occupancy;
Prior to issuance of a building permit, the applicant shall submit written documentation to the Community Planning Department from the Woodridge Homeowners Association approving the location of the proposed driveway and approving the installation of water across the Woodridge Drive street pavement;
4. Upon submittal of a building permit, the applicant shall provide erosion and sediment control for all construction and shall obtain tapping permits for water and sewer services;
5. Upon submittal of a building permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A. Engineered plans shall be submitted for any portion of the footings and foundation that is placed on fill dirt;
6. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
7. All applicable provisions of the adopted International Fire Code shall continually be met;
8. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment; and,
9. The Major Amendment to the Planned Development shall allow the construction of a single family residence. Any change in use that is a permitted use in the Low Density Residential District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Low Density Residential District shall require the review and approval of a Major Amendment to the Planned Development.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to the Planned Development to reduce the amount of previously identified open space and to allow the construction of a one-story single family residence. In particular, the applicant is proposing to reduce the amount of approved open space from 33% to approximately 31% and to construct a single family residence on the property.

On August 7, 1971, the City Council approved a Planned Residential Development (File #66) to allow 106 housing units on approximately 36.8 acres of land. The above legally described property was identified as community open space with tennis courts and off-street parking.

On July 24, 2012, staff approved a Lot Line Adjustment (File #12PL034) creating Lots A and B of Dubois Subdivision. The applicant is proposing to construct a residence on Lot B.

The property is located on the east side of Woodridge Drive approximately 400 feet southwest of the intersection of Flormann Street, 9th Street and Woodridge Drive. Currently, there is a paved area on the west side of the property. Otherwise, the property is undeveloped.

STAFF REVIEW:

Staff has reviewed the Final Planned Development Overlay with respect to Chapter 17.50.050(F)5 and has noted the following considerations:

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Chapter 17.50.050(F)5: Staff has reviewed the Major Amendment to the Planned Development and concurred that the proposed reduction in open space to allow a single family residence is in compliance with the six criteria for review.

Use: The applicant is proposing to reduce the amount of approved community open space from 33% to approximately 31%. The approved Planned Development identified the above legally described property as the location of a tennis court with off-street parking. Currently, there is a paved area on the property with a basketball hoop. The Woodridge Homeowners Association has stated support for the proposed change in use to allow a single family residence. The proposed reduction in community open space is still in compliance with Chapter 17.50.060(F)2 which requires that common areas be shown as a part of a Planned Development application. Public Works staff has indicated the proposed reduction in community open space will have a minimal impact on drainage and utilities in the area. As such, the approved community open space is hereby reduced from 33% to 31%.

The applicant is proposing to construct a one story single family residence with a basement walkout. The property is zoned Low Density Residential District. A single family residence is a permitted use in the Low Density Residential District. All provisions of the Low Density Residential District must be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment. The Major Amendment to the Planned Development will allow the construction of a single family residence. Any change in use that is a permitted use in the Low Density Residential District will require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Low Density Residential District will require the review and approval of a Major Amendment to the Planned Development.

Engineering: Woodridge Drive is a private street. The Woodridge Homeowners Association is responsible for the maintenance of the street and for approving the location of driveways. The water main is located on the opposite side of the street and will require the Woodridge Homeowners Association approval to install pipe across Woodridge Drive. As such, prior to issuance of a building permit, the applicant must submit written documentation to the Community Planning Department from the Woodridge Homeowners Association approving the location of the proposed driveway and approving the installation of water across the Woodridge Drive street pavement.

The applicant should be aware that erosion and sediment control must be provided for all construction activities and that permits for tapping water and sewer services must be obtained upon submittal of a building permit.

Building Permit: A building permit must be obtained prior to any construction. Upon submittal of a building permit, plans must be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A. The applicant should be aware that if fill dirt is to be brought to the site for the construction of the residence that engineered plans must be submitted for the footings and foundation.

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Fire Department: All applicable provisions of the adopted International Fire Code must continually be met.

Notification: 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 October 4, 2012 Planning Commission meeting if these requirements have not been met.