

STAFF REPORT
April 21, 2005

No. 05PD026 - Planned Residential Development - Initial and Final Development Plan **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Don and Cherril Brown
REQUEST	No. 05PD026 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Tract SB revised of Springbrook Acres Addition located in SW1/4 NE1/4, and NW1/4 SE1/4, and SE1/4 NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 thru 5 of Tract SB revised of Springbrook Acres Addition located in SW1/4 NE1/4, and NW1/4 SE1/4, and SE1/4 NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.0 Acres
LOCATION	At the end of Estates Drive
EXISTING ZONING	Park Forest District (Planned Residential Development)
SURROUNDING ZONING	
North:	Park Forest District
South:	Medium Density Residential District - Low Density Residential District
East:	Park Forest District
West:	Low Density Residential District - Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final 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. Lot 2 and Lot 3 shall provide a minimum 1.692 acre and a 2.239 acre lot size. The balance of the lot(s) shall provide a minimum three acre lot size. All other provisions of the Park Forest District shall be met unless exceptions have been specifically authorized;

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3. All International Fire Codes shall be continually met;
4. The proposed single family residences shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
5. Prior to issuance of a building permit, a Final Plat shall be reviewed and approved for the subject property creating five individual lots; and,
6. The Planned Residential Development shall allow for the construction of a single family residence on the property. However, 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 two years.

GENERAL COMMENTS:

The applicant has submitted a Planned Residential Development to allow a five lot single family residential development on the subject property. The development is a part of the Springbrook Acres Addition.

On March 21, 2005, the City Council approved a Preliminary Plat to subdivide the subject property into five residential lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, water and sewer along Foothills Drive and to install curb and gutter along Estates Drive with the stipulations that: 1) the applicant sign a wavier of right to protest any future assessment for the improvements; and, 2) the plat document be revised to show Estates Drive and Foothills Drive as easement(s) in lieu of public right-of-way.

The property is located at the northern terminus of Estates Drive and Foothills Drive and is currently void of any structural development. The parcel is characterized with a steep hill in the southern half of the property dropping sharply to a valley in the northern half of the property.

STAFF REVIEW:

Staff has reviewed the Planned Residential Development request and has noted the following considerations:

Lot Size: The property is currently zoned Park Forest District with a Planned Residential Development Designation. The Park Forest District requires a minimum three acre lot size; however, two of the proposed lots are 1.692 acres and 2.239 acres, respectively. Staff has noted that subdividing the subject property, a 24 acre parcel into a minimum three acre lot size development allows for eight lots to be created. The applicant is proposing to subdivide the subject property into five lots and has stated that the existing topographic constraints specific to the subject property limit the subdivision into minimum three acre lot sizes. In particular, the steep hill located through the southern portion of the property creates a physical barrier limiting the ability to create a minimum three acre lot size. Since the proposed development of five lots is less than the allowed density of eight lots as per the Park Forest District, staff is recommending that the 1.692 acre lot and the 2.239 acre lot be allowed to facilitate the clustering of the structures on the hill side. In addition, staff is recommending that the balance of the proposed lot(s) provide a minimum three acre lot size and that all other provisions of the Park Forest District be met unless exceptions have been

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specifically authorized.

Design Features: The applicant has indicated that the proposed single family residences will be constructed with a combination of stone, wood, brick, glass, drivet and simulated siding. In addition, the residences are proposed to be one and two story structures with attached garages and a contiguous pitched roof. Staff is recommending that the residences conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that all International Fire Codes be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 21, 2005 Planning Commission meeting if these requirements have not been met.