

STAFF REPORT

March 22, 2001

**No. 01PD008 - Planned Residential Development - Initial and Final ITEM 15
Development Plan**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PD008 - Planned Residential Development - Initial and Final Development Plan
LEGAL DESCRIPTION	A tract of land located in the Southwest One-Quarter of the Northeast One-Quarter (SW1/4 NE1/4) of Section Twenty-Nine (29), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Pennington County, South Dakota, more fully described as follows: Beginning at the Northeast corner of Lot One (1) of Block Two (2) of Red Rock Estates, Rapid City, Pennington County, South Dakota, as shown on the plat recorded on October 5, 2000 and filed in Plat Book 29 on Page 202; Thence, North 75 degrees; 02 minutes, 00 seconds East, along the northerly edge of the dedicated right-of-way shown as Muirfield Drive, a distance of 52.00 feet to the easterly edge of said right-of-way and the point of beginning; Thence, North 75 degrees, 02 minutes, 00 seconds East, a distance of 160.00 feet; Thence South 14 degrees, 58 minutes, 00 seconds East, a distance of 449.76 feet; Thence South 75 degrees, 02 minutes, 00 seconds West, a distance of 160.00 feet; Thence North 14 degrees, 58 minutes, 00 seconds West, along the easterly edge of Muirfield right-of-way, a distance of 449.76 feet, to the point of beginning. Said tract of land contains 1.65 acres, more or less
PARCEL ACREAGE	Approximately 1.65 Acres
LOCATION	West of Sheridan Lake Road northeast of the intersection of Prestwick Road and Muirfield Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

STAFF REPORT

March 22, 2001

No. 01PD008 - Planned Residential Development - Initial and Final ITEM 15 Development Plan

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved with stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Development Plan, revisions to the drainage plan shall be submitted for review and approval;
2. Prior to City Council approval of the Final Development Plan, a revised lighting plan shall be submitted for review and approval. In addition, any required operational and/or maintenance cost agreements shall be executed;

Fire Department Recommendations:

3. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;

Air Quality Recommendation:

4. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;

Building Inspection Division Recommendations:

5. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
6. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;

Urban Planning Division Recommendations:

7. Any revisions to the Master Plan eliminating on-street parking along Muirfield Drive shall require that visitor parking be provided elsewhere within the Planned Residential Development;
8. All provisions of the Low Density Residential Zoning District shall be met unless otherwise authorized; and,
9. The proposed townhome development shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Planned Residential Development request to allow eight townhomes to be located on the subject property. In addition, the applicant has submitted a Preliminary and Final Plat to subdivide the subject property into four (4) lots. (See companion item #00PI128.) The applicant has indicated that upon constructing the common wall between the townhome(s), a Preliminary and Final Plat will be submitted to further subdivide the lot(s) as shown on the site plan.

The property is located at the northern terminus of Muirfield Drive within the Red Rock Estates Subdivision and is currently void of any structural development.

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

STAFF REPORT

March 22, 2001

No. 01PD008 - Planned Residential Development - Initial and Final ITEM 15 Development Plan

Design Features: The applicant has indicated that the proposed townhomes will be constructed with a combination of wood, brick, drivet and simulated siding. In addition, the townhomes will be one story structures with attached garages and have a contiguous pitched roof. The applicant's site plan identifies a 25 foot front yard setback, a 10 foot side yard setback and a 75 foot rear yard setback. The proposed setbacks meet the minimum setback requirements of the Low Density Residential District. Staff is recommending that all provisions of the Low Density Residential Zoning District be met unless otherwise authorized.

Landscaping/Sign Plan: The applicant has submitted a landscaping plan identifying a row of large trees along the rear lot line and a medium sized tree within the front yard of each townhome lot. In addition, the applicant has indicated that no signs, other than street signs, are proposed within the townhome development. As such, a sign package is not necessary.

Lighting Plan: The applicant is proposing to utilize an alternate street light design in lieu of the design typically used in other developments and/or by the City. Staff is recommending that a light plan be submitted identifying the illumination of the proposed street light(s) and the operational and maintenance cost of the proposed lighting plan. Prior to City Council approval of the Final Development Plan, the revised light plan must be submitted for review and approval. In addition, any required operational and/or maintenance cost agreements must be executed.

Muirfield Drive: Muirfield Drive serves as access to the proposed townhome lots. The Master Plan for Red Rock Estates identifies Muirfield Drive as a local road. On March 14, 2001, staff met with the applicant and the owners of the property to discuss the possibility of Muirfield Drive serving as the east-west collector road through the development. The applicant is aware that reclassifying the road from a local road to a collector road may require that additional right-of-way be granted upon platting the property along the west side of Muirfield Drive, or that no on-street parking be allowed on the road. If no on-street parking is allowed along Muirfield Drive, a visitors parking area must be provided for the townhome development. To date, the applicant's site plan identifies that on-street parking is being provided.

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 March 22, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.