

STAFF REPORT

October 25, 2001

No. 01PD052 - Planned Residential Development - Initial and Final Development Plan **ITEM 21**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PD052 - Planned Residential Development - Initial and Final Development Plan
LEGAL DESCRIPTION	Lots 1-6, Block 1; Lots 1-5, Block 2; and Lots 1-9, Block 3 of Enchanted Pines Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.309 acres
LOCATION	At the northern terminus of Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City Water
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Residential Development be approved with the following stipulations

Engineering Division Recommendations:

1. All septic systems shall be designed to allow future abandonment and a direct connection to the central sanitary sewer system when available. All residential lowest finish floors shall be constructed higher than the minimum finished floor elevations as identified on the Final Development Plan. Prior to Final Development Plan approval by the City Council, the applicant shall identify on the Planned Residential Development plan the lowest finish floors for all lots ;
2. All lots shall have a minimum of a 1,500 gallon septic tank;
3. That a dry sanitary sewer system shall be installed;

Fire Department Recommendations:

4. Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply shall be provided and all fire hydrants shall be installed and operational;

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5. Prior to issuance of a building permit or on-site construction using combustible material(s), an all-weather surface shall be in place for all streets capable of accommodating Fire Department apparatus;

Transportation Planning Division Recommendations:

6. All driveways shall meet the minimum standards of the Street Design Criteria Manual;

Air Quality Division Recommendation:

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

Urban Planning Division Recommendations:

8. A maximum of twenty (20) single family detached dwelling units shall be allowed;
9. All provisions of the Low Density Residential Zoning District shall be met unless otherwise authorized;
10. Any use listed in Section 17.10.030 shall require a Major Amendment to the Planned Residential Development;
11. A minimum of two off-street parking spaces shall be provided for each residence;
12. Prior to Planning Commission approval of the Final Development Plan, a sign and lighting package shall be submitted for review and approval. The sign package shall include the location, height and size, and setback dimensions of any and all proposed signs to be located within the development other than regulatory signs. The lighting package shall include the location, height and size, and setback dimensions of any and all proposed lights to be located within the development other than mandatory street lights unless the proposed street lights do not meet the standard specifications of the City of Rapid City;

GENERAL COMMENTS: The subject property is a twenty (20) acre tract and is located north of the Enchanted Hills Subdivision. The property was annexed into Rapid City in 1997 and was subsequently rezoned from No Use District to General Agriculture District. The current use of the property is a single family residence and pasture land. The applicant has submitted an associated Rezoning request, Preliminary and Final Plat, and Subdivision Variances for the property. The South Robbinsdale Future Land Use Plan shows this area as a Planned Residential Development with a density of one dwelling unit per acre. Both the plat Planned Residential Development identifies twenty (20) residential lots.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Design Features: To date, the applicant has not requested any variation from the Low Density Residential regulations. Staff has listed a number area, setback and height requirements for the Planned Residential Development. These requirements reflect the Low Density Residential standards for development. Staff is listing these specific requirements to eliminate any confusion in the future regarding the requirements of the Planned Residential Development. Staff has noted a number of other requirements of the Planned Residential Development that do not reflect the Low Density Residential standards.

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The applicant is proposing that on-site waste water disposal system be used for each lot. Currently, sanitary sewer is not available to this area of Rapid City. Ultimately, the sanitary sewer will gravity feed to the east. The applicant's engineering plans do identify the construction of dry sanitary sewer main as part of the subdivision improvements. Staff is recommending that all septic systems are required to be designed so they could be abandoned in the future and to allow the connection to the central sanitary sewer system when available. As part of this, Staff is recommending the applicant identify the lowest floor elevation for each lot that would allow the structure to be gravity fed to the sanitary sewer main. This will insure that each house design will allow for future connection to sanitary sewer without having to install a pressure or grinder pump service.

Staff is recommending that all driveways meet the minimum requirements of the Street Design Criteria Manual. Staff has had issues in other residential subdivisions regarding driveways. These issues include driveway spacing, number of driveways allowed, grades and width of driveways. This stipulation will require a homeowner to ask both the Planning Commission and City Council to approve any deviation from the Street Design Criteria Manual.

Fire Department Concerns: The Fire Department has indicated that all Uniform Fire Code requirements must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". Staff is recommending that all provisions of the Uniform Fire Code be met. The Fire Department has also stated that an all-weather surface needs to be installed for the street prior to issuance of Building Permit. Based on their criteria, a gravel surface would be adequate for this requirement.

Sign Package: To date, a sign and lighting package has not been submitted for review and approval. Staff is recommending that prior to City Council approval of the Final Development Plan, a complete sign package including the location, height and size, and setback dimensions of any and all proposed signs to be located within the planned development. In addition, information on the proposed building materials and location of lights must be submitted for review and approval. Information on regulatory signs or street lights do not need to be included as these items are part of the engineering construction plans.