

STAFF REPORT

December 6, 2001

No. 01PD060 - Initial and Final Development Plan - Planned Residential Development **ITEM 13**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PD060 - Initial and Final Development Plan - Planned Residential Development
LEGAL DESCRIPTION	A parcel of land located within the unplatted portion of the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.84 acres
LOCATION	West of Sheridan Lake Road - Red Rock Estates Subdivision
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (PRD)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Final Development Plan approval by the City Council, Preliminary and Final Plat #01PL118 shall be approved;
2. Prior to Final Development Plan approval by the City Council, a revised grading plan shall be submitted for review and approval;
3. Prior to Final Development Plan approval by the City Council, geotechnical information addressing proposed fill shall be submitted for review and approval;

Fire Department Recommendations:

4. All Uniform Fire Codes must be continually met;
5. Prior to Final Development Plan approval by the City Council, a fire mitigation plan shall be submitted for review and approval;

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Air Quality Division Recommendation:

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

Building Inspection Division Recommendation:

7. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

Urban Planning Division Recommendations:

8. A minimum 15 foot front yard setback for all principal structures and a minimum 18 foot setback for all garages(s) shall be provided on Dornoch Court. A minimum 25 foot front yard setback for all structures shall be maintained on Muirfield Drive;
9. All provisions of the Low Density Residential Zoning District shall be met unless otherwise authorized; and,
10. 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 Development request to allow fourteen townhomes to be located on the subject property. The applicant has also submitted a Preliminary and Final Plat to subdivide the subject property into seven (7) lots. (See companion item #01PL118.) 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: During the review of the Initial and Final Planned Residential Development, staff identified the following issues:

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. Staff is recommending that the townhomes conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.

Setbacks: The applicant is requesting that a 15 foot front yard setback be allowed for the principal structure(s) in lieu of the required 25 foot setback along Dornoch Court. The applicant has indicated that a minimum 18 foot setback will be maintained in front of the attached garage. A reduced front yard setback of 15 feet has been allowed when a minimum 18 foot setback is provided for the garage structure. The applicant's site plan identifies a minimum 25 foot front yard setback along Muirfield Drive. Muirfield Drive will serve to carry traffic through the Red Rock Estates Subdivision. As such, staff is recommending that a minimum 25 foot front yard setback along Muirfield Drive be

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maintained.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Codes 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 the Uniform Fire Code be continually met.

The Fire Department has also indicated that the property is located in a moderate to high fire hazard area. As such, a fire mitigation plan must be submitted for review and approval prior to Final Development Plan approval.

Grading Plans and Geotechnical Information: The Engineering Division has indicated that a revised grading plan must be submitted for review and approval. In particular, a lot grading plan addressing driveway and sidewalk grades must be submitted. In addition, any retaining walls that may be needed must be shown. The Engineering Division has also indicated that geotechnical information addressing the proposed fill must be submitted for review and approval. Staff is recommending that a revised grading plan as well as geotechnical information be submitted as identified prior to Final Development Plan approval.

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 December 6, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.