

STAFF REPORT

February 21, 2002

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**No. 01PD052 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 37**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 01PD052 - Planned Residential Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	S1/2 NW1/4 NE1/4, 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
DATE OF APPLICATION	9/28/2001
REPORT BY	Blaise Emerson/Marcia Elkins

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

**Engineering Division Recommendations:**

- 1. Prior to issuance of any building permit, information shall be submitted documenting that the septic system has been designed to allow the future abandonment of the septic system and allow a direct connection to the central sanitary sewer system when available;**
- 2. 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 floor elevation for all lots;**
- 3. All lots shall have a minimum of a 1,500 gallon septic tank;**
- 4. A dry sanitary sewer system shall be installed along Enchanted Pines Drive prior to the issuance of any building permits or surety shall be posted;**

STAFF REPORT

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---

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---

**Fire Department Recommendations:**

5. Prior to the issuance of any building permits and prior to any on-site construction using combustible material(s), an all weather surface access shall be installed, an approved water supply shall be provided and all fire hydrants shall be installed and operational;
6. No building permit shall be issued until a Wild Land Fire Mitigation Plan has been submitted for review and approved by the Rapid City Fire Department;
7. In any area where the City Street Design Criteria Manual standards cannot be met with regards to access, turnarounds, grades and required fire flows, all structures in those areas shall be required to have a residential fire sprinkler system installed throughout;

**Transportation Planning Division Recommendations:**

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

**Air Quality Division Recommendation:**

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

**Urban Planning Division Recommendation:**

10. A maximum of twenty (20) single family detached dwelling units shall be allowed. Any other use allowed in the Low Density Residential Zoning District may be allowed through a Major Amendment to this Planned Residential Development;
11. All provisions of the Low Density Residential Zoning District shall be met unless otherwise specifically authorized;
12. A minimum of two off-street parking spaces shall be provided for each residence;
13. No signs, other than regulatory street signs, are authorized unless a Major Amendment is submitted for review and approved; and,
14. The Planning Director may approve lighting customarily accessory to the residential use of the property; however, in no case shall the lighting be directed toward an adjacent property. Streetlights constructed in accordance with the City of Rapid City standard specifications are hereby authorized. Any additional lighting may be approved as a Major Amendment to the Planned Residential Development.

**GENERAL COMMENTS:** (All changes are shown in bold.) This item has been continued a number of times to allow the applicant to submit additional required information for the accompanying Preliminary and Final Plat. That information has been submitted allowing this Planned Residential Development to proceed.

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 pastureland. The applicant has submitted an

## STAFF REPORT

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---

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---

associated Rezoning request, Preliminary and Final Plat, and Subdivision Variances for the property. The South Robbinsdale Future Land Use Plan shows this area as appropriate for Planned Residential Development with a density of one dwelling unit per acre. Both the plat and the Planned Residential Development plan identify 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 of number area, setback and height requirements for the Planned Residential Development. These requirements reflect the Low Density Residential standards for development.

The applicant is proposing the use of individual on-site wastewater disposal systems 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 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 installing a pressure or grinder pump service.

Staff is recommending that all driveways meet the minimum requirements of the Street Design Criteria Manual. Theses 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 "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 any Building Permits. Based on their criteria, a gravel surface would be adequate for this requirement.

STAFF REPORT

February 21, 2002

---

**No. 01PD052 - Planned Residential Development - Initial and Final Development Plan**      **ITEM 37**

---

Sign Package: To date, a sign and lighting package has not been submitted for review and approval. **The applicant has indicated that no signage other than regulatory street signs shall be provided.** In addition, information on the proposed building materials and location of lights must be submitted for review and approval. **The applicant has indicated that no lighting other than normal accessory residential lighting will be provided.** Information on regulatory signs or streetlights does not need to be included as these items are part of the engineering construction plans.