

STAFF REPORT
October 7, 2010

08-0505.1

No. 10PD059 - Major Amendment to a Planned Residential Development to allow Municipal Facilities **ITEM 30**

GENERAL INFORMATION:

RECEIVED

OCT 04 2010

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 10PD059 - Major Amendment to a Planned Residential Development to allow Municipal Facilities
EXISTING LEGAL DESCRIPTION	Lot CL of Block 2 of Rainbow Ridge Subdivision, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .27 acres
LOCATION	1049 Sagewood Street
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/17/2010
REVIEWED BY	Jim Flaaen / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to allow Municipal Facilities be approved with the following stipulations:

1. Prior to Planning Commission approval, a utility easement for the property shall be recorded with the Register of Deeds Office and a copy of the recorded Easement submitted to the Growth Management Department or the property shall be deeded to the City with the City Council's approval;
2. Prior to Planning Commission approval, color details for the proposed building shall be

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front yard setback from the required 25 feet to 18 feet in front of the garage and 15 feet in front of the residence on 51 lots in the Rainbow Ridge Subdivision. The stipulations of approval were:

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the structures;
2. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence;
3. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment;
4. The proposed structures shall conform architecturally to the plans and elevations submitted;
5. All International Fire Codes shall be continually met;
6. All driveways shall be constructed as per Section 8.2.7 and Figure 8-5 of the Street Design Criteria Manual;
7. A complete revised site plan for the entire Planned Residential Development boundaries shall be submitted for review and approval prior to issuance of a Building Permit;
8. Prior to issuance of a Certificate of Occupancy, all service lines needing to serve the revised lot layout shall be installed or abandoned at the developer's cost as necessary;
9. The Planned Residential Development shall allow 51 single family residences. Any change in use shall require a Major Amendment. In addition, 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 a period of two years.

The property is located at 1049 Sagewood Street, on the southwest side of Sagewood Street and west of Bunker Drive. The property is currently void of any structural development.

STAFF REVIEW: Staff has reviewed this Major Amendment to a Planned Residential Development and has noted the following considerations:

Construction Plans: Staff review has noted that the approved construction plans submitted with the Layout Plat for Rainbow Ridge Phase I (#04PL014) identified a booster station to be located on Lot CL of Block 2. In addition, the associated staff report for the Preliminary Plat for Rainbow Ridge Phase I (#04PL086) referenced the fact that a booster station would be constructed with Phase 2 of the development.

Use: The Major Amendment to the Planned Residential Development shall allow the property located at 1049 Sagewood Street, Lot CL of Block 2 of Rainbow Ridge Subdivision, to be used for municipal facilities. Municipal buildings and utility substations are Conditional Uses in the Low Density Residential Zoning District. Any change in use of the property will require a Major Amendment to the Planned Residential Development.

Design Features: Building elevations were submitted with the application. The submitted

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Permits: A Building Permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the October 7, 2010 Planning Commission meeting if these requirements have not been met. Staff has not received any inquiries or objections to the proposed request.

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the stipulations as identified above.

DEVELOPMENT SERVICES CENTER

Growth Management Department
City of Rapid City
300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120

Fax: (605) 394-6636

Web: www.rcgov.com

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Plat - Layout | <input type="checkbox"/> Subdivision Variances |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Plat - Preliminary | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Plat - Final | <input type="checkbox"/> Major Amendment |
| <input type="checkbox"/> Initial-Final Plan <input checked="" type="checkbox"/> Major Amendment | <input type="checkbox"/> Plat - Minor | <input type="checkbox"/> Minimal Amendment |
| <input type="checkbox"/> Minimal Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Vacation of Easement |
| <input type="checkbox"/> Planned Development Designation | <input type="checkbox"/> Road Name Change | <input type="checkbox"/> Vacation of R.O.W. |
| <input type="checkbox"/> OTHER (specify) | | <input type="checkbox"/> 11-6-19 SDCL Review |

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING	Lot CL Block 2, Rainbow Ridge Subdivision, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota.
PROPOSED	Lot CL Block 2, Rainbow Ridge Subdivision, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota.
LOCATION	1049 Sagewood Street
Size of Site—Acres	.27 AC
Square Footage	
Proposed Zoning	LDR
DESCRIPTION OF REQUEST: Major Amendment to the PRD to allow a municipal facility.	Utilities: Private / Public
	Water City
	Sewer City

APPLICANT

Name Dream Design International Inc. Phone 348-0538
 Address 528 Kasas City Street, Suite 4 Fax 348-0545
 City, State, Zip Rapid City, SD 57701

PROJECT PLANNER - AGENT

Name Dream Design International Inc. Phone 348-0538
 Address 528 Kasas City Street, Suite 4 Fax 348-0545
 City, State, Zip Rapid City, SD 57701

OWNER OF RECORD (if different from applicant)

Name DTH LLC Phone _____
 Address PO Box 330 Fax _____
 City, State, Zip Rapid City, SD 57709

Property Owner Signature	Date	Property Owner Signature	Date
Signature:	Date	Signature:	Date
Print Name		Print Name	
Title*:		Title*:	

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING
Current
North
South
East
West
Planner
File No.
PIN No.
Comp Plan

- | | | |
|--|--|---|
| <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Drainage |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> BHP&L | <input type="checkbox"/> RV Sanitary District |
| <input type="checkbox"/> Transportation Planning | <input type="checkbox"/> ESCC | <input type="checkbox"/> Future Land Use |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> County - Planning | <input type="checkbox"/> GIS |
| <input type="checkbox"/> Police | <input type="checkbox"/> County - Fire | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> County - Highway | |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> County - Code Enforcement | |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Auditor - Annexation | |

Special Routing Instructions:

Application Received By: _____