

STAFF REPORT

July 26, 2001

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**No. 01UR032 - Use On Review to allow a utility substation in the Low Density Residential Zoning District** **ITEM 21**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 01UR032 - Use On Review to allow a utility substation in the Low Density Residential Zoning District</b>
LEGAL DESCRIPTION	A parcel of land located in the N1/2 SW1/4 and S1/2 NW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the W1/4 corner of Section 29, T1N, R7E, BHM, thence S00°20'05"E along the westerly section line of said Section 29, 47.21 feet to the true point of beginning; thence N74°32'13"E, 185.48 feet to a point lying on a curve concave to the southwest and whose chord bears S25°53'50"E, 154.30 feet; thence southeasterly along the arc of said curve to the left whose radius is 426.00 feet, delta angle of 20°52'06", an arc length of 155.16 feet to a point on said curve; thence departing said curve S57°41'02"W, 289.59 feet to a point lying on said westerly section line; thence N00°20'05"W along said westerly section line, 244.17 feet to the true point of beginning containing 0.995 acres more or less
PARCEL ACREAGE	Approximately .995 Acres
LOCATION	Approximately 1,200 feet north of the northern most terminus of 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:	Suburbay Residential District (County)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Use On Review to allow a utility substation in the Low Density Residential Zoning District be continued to the **August 9**, 2001 Planning

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Commission meeting to allow staff time to review recently submitted information.

GENERAL COMMENTS: The applicant is requesting approval of a Use on Review to allow a utility substation to be constructed on the above legally described property. The utility substation will consist of a sewer lift station with an 8 foot X 10 foot accessory structure, enclosed in a six foot high redwood fence. The proposed sewer lift station will be located in the northern portion of the Red Rock Estates Subdivision, approximately 1,200 feet north of the northern most terminus of Muirfield Drive.

The applicant has obtained approval of an Infrastructure Development Partnership Fund loan from the City for the extension of City sewer and water to the Red Rock Estates Subdivision. The utility substation is being constructed as a part of the sewer extension project to extend City sewer down Sheridan Lake Road to serve the property.

Currently, 64 lots have been platted within the Red Rock Estates Subdivision. The applicant has entered into an agreement with the City that precludes the issuance of a building permit until such time as a Contractor's Bid has been awarded and a Notice to Proceed has been granted for the extension of the water and sewer to the property. In addition, the agreement stipulates that a Certificate of Occupancy shall not be issued until such time as the water and sewer lines are extended to the individual lot(s).

STAFF REVIEW: **This item has been continued since the June 21, Planning Commission meeting to allow the applicant to submit a site plan and revised construction plans. On July 3, 2001, the applicant submitted a revised site plan and a road construction plan showing the location of the proposed utility substation and access to the site. Staff had noted in the previous Staff Report that the information must be submitted by June 29, 2001 in order to be heard at the July 26, 2001 Planning Commission meeting to allow staff sufficient time to review the additional information. As such, staff is recommending that the Use on Review be continued to the August 9, 2001 Planning Commission meeting.**

**A preliminary review of the recently submitted information identifies concerns relative to the location of the access road and the future club house location. In addition, the site plan does not match the most recently submitted Master Plan for Red Rock Estates. Staff is recommending that the applicant clarify these issues prior to the August 9, 2001 Planning Commission meeting.** The Engineering Division has indicated that the road currently being constructed to the sewer lift station is not in the same location as that shown on the construction plans. As such, staff is recommending that this item be continued to allow the applicant to submit revised construction plans identifying the actual road location. In addition, a site plan must be provided showing the layout of the sewer lift station, the accessory structure and the fence on the property. The site plan must also identify if the fence will be gated and locked.

Staff is recommending that the Use on Review be continued to the **August 9, 2001 Planning Commission meeting to allow staff sufficient time to review the recently submitted**

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**information and to allow the applicant to clarify the issues outlined above.**