

STAFF REPORT

September 6, 2001

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**No. 01PL090 - Final Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 01PL090 - Final Plat</b>
LEGAL DESCRIPTION	Lots 3A, 3B, 4A and 4B, being a subdivision of Lots 3 and 4, Block 6 of Red Rock Estates Phase 1A, located in the SW1/4 of the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .81 Acres
LOCATION	Northeast of the intersection of Prestwick Drive and Muirfield Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	Low Density Residential District (PRD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Final Plat be approved with the following stipulations:

Urban Planning Division Recommendations:

1. Prior to Final Plat approval by the City Council, the plat shall be revised to retain an exterior six (6) foot maintenance easement on both sides of the lot line adjacent to the common wall of the dwelling units; and,
2. Prior to Final Plat approval by the City Council, the plat shall be revised eliminating the building envelopes.

GENERAL COMMENTS: The applicant has submitted a Final Plat to subdivide two lots into four (4) townhome lots. The property is located northeast of the intersection of Prestwick Drive and Muirfield Drive in the Red Rock Estates Subdivision. The townhomes are currently under construction.

The property was originally platted on April 2, 2001. In addition, an Initial and Final Planned Residential Development was approved to allow the property to be developed as townhome lots.

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STAFF REVIEW: Staff has reviewed the proposed plat and has the noted the following considerations:

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”. The applicant should be aware that prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided as required by the Uniform Fire Code.

Exterior Maintenance Easements: Staff has noted that the Zoning Ordinance requires that a six foot wide exterior maintenance easement be retained along either side of the common lot line between the townhome units. Prior to City Council approval, the plat must be revised to show the maintenance easement.

Building Envelopes: Currently, the plat identifies building envelopes for the construction of the proposed townhomes. Staff is recommending that the plat be revised to eliminate the building envelopes since they are identified within the previously approved Planned Residential Development.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.