

STAFF REPORT

November 21, 2001

No. 01PD058 - Major Amendment to a Planned Residential Development to allow single family residences **ITEM 16**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PD058 - Major Amendment to a Planned Residential Development to allow single family residences
LEGAL DESCRIPTION	Lots 1, 2, 3 and 4 of Block 1 of Stoney Creek Subdivision Phase I, Section 22, 1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.477 ares
LOCATION	At the current western terminus of Stoney Creek Drive
EXISTING ZONING	Low Density Residential/PDD
SURROUNDING ZONING	
North:	Low Density Residential/PRD
South:	Low Density Residential/PCD
East:	Low Density Residential/PRD
West:	Low Density Residential/PRD
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to allow single family residences be approved with the following stipulations:

Building Inspection Recommendation:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

Fire Department Recommendations:

2. The Uniform Fire Code shall be continually met;

Urban Planning Division Recommendations:

3. The Planned Residential Development shall allow single family residences only; and,
4. A nineteen foot rear yard setback shall be allowed on Lot 19, otherwise, all provisions of the Low Density Residential District shall be met unless otherwise authorized;

STAFF REPORT

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GENERAL COMMENTS:

The applicant is requesting approval of a Final Planned Residential Development to allow single family residential use on the above legally described property. In addition, the applicant is requesting to reduce the rear yard setback on proposed Lot 4 from 25 feet to 19 feet. On March 6, 2000, the City Council approved an Initial Planned Residential Development to allow townhomes to be constructed on the subject property. Currently, a single family residence is located on Lot 1 and Lot 3, respectively. When the applicant discussed the procedure with staff to reduce the rear yard setback on Lot 4, he was informed that a Final Residential Development Plan had not been approved and that the approved Initial Residential Development Plan identified townhomes on the property. As such, the applicant has also submitted a Final Residential Development Plan as required.

STAFF REVIEW:

During the review of the Final Planned Residential Development, staff identified the following considerations:

Land Use: As previously indicated, the applicant is requesting to change the proposed land use from townhomes to single family residential. The balance of the Stoney Creek Residential Development located directly east of the subject property currently allows single family residential use. In addition, the property located directly north of the subject property, in the Autumn Hills Residential Development, has been developed with single family residential use. Allowing single family residences on the subject property will be consistent with the existing residential development in the area.

Setback: The applicant is requesting that the rear yard setback on Lot 4 be reduced from 25 feet to 19 feet. A majority of the lots located in the balance of the Stoney Creek Residential Development have a reduced front yard setback allowing an 18 foot front yard setback for the garage and a 15 foot front yard setback for the residence. The slope located along the rear of Lot 4 creates a buffer minimizing any negative impact that may be created by reducing the rear yard setback. Due to the existing terrain along the rear lot line creating a buffer to the adjacent property(s) and that a minimum 25 foot front yard setback is being provided, staff recommends that a 19 foot rear yard setback be allowed on Lot 4.

Uniform Fire Codes: The Fire Department has indicated that the requirements of 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 for 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

STAFF REPORT

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tanks, elevated tanks, water mains or other fixed systems". In particular, fire hydrants must be active prior to issuance of a building permit. Staff is recommending that all provisions of the Uniform Fire Code be met.

Staff believes that the proposed Final Planned Residential Development complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.

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 November 21, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any objections or inquiries regarding this request.