

STAFF REPORT

January 10, 2002

No. 01UR060 - Use On Review to allow a utility substation in the Low Density Residential District **ITEM 28**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01UR060 - Use On Review to allow a utility substation in the Low Density Residential District
EXISTING LEGAL DESCRIPTION	NE1/4 SW1/4 Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	North of Prestwick Road north of Countryside Subdivision
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/14/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Use On Review to allow a utility substation in the Low Density Residential District be approved with the following stipulations

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall sign an agreement identifying the commitment to transfer ownership and maintenance of the water booster station to the City;
2. Prior to City Council approval, a utility easement shall be recorded at the Register of Deed's Office for the booster station and for the corresponding water lines to and from the site;
3. Prior to City Council approval, the construction plans shall be revised to show a sidewalk along the front lot line;

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Fire Department Recommendations:

4. All Uniform Fire Codes must be continually met;
5. Prior to issuance of a Certificate of Occupancy, the facility's address shall be posted. Said numbers shall be a minimum of seven inches in height and displayed on a contrasting background;

Air Quality Division Recommendation:

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

Urban Planning Division Recommendations:

7. The proposed structure shall conform architecturally to the plans and elevations submitted as part of this Use on Review;
8. Prior to City Council approval, the site plan shall be revised to comply with all provisions of the Off-Street Parking Ordinance; and,
9. The Use on Review shall expire if the use for which it was granted has ceased for a period of two years or more. In addition, any other use of the property other than a utility substation shall require a Major Amendment to the Use on Review.

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 water booster station enclosed in a 25 foot X 30 foot structure. The proposed booster station will be located in the southern portion of the Red Rock Estates Subdivision, north of Prestwick Road.

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 water extension project to extend City water from the Wildwood Subdivision to serve the residential development.

STAFF REVIEW: Staff has reviewed this request and has noted the following issues:

Design Features: The applicant has indicated that the proposed 25 foot X 30 foot structure will be a one story building. The building will be constructed of a combination of brick, wood and glass with a pitched roof. Staff is recommending that the structure conform architecturally to the plans and elevations submitted.

Construction Plans: The Engineering Division has indicated that the construction plans must be revised to provide a sidewalk along the front lot line. Staff is recommending that the plans be revised accordingly prior to City Council approval.

Parking: A minimum of two parking spaces is required in order to provide sufficient parking for maintenance of the booster station. One of the parking spaces must be van handicap

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accessible. The applicant's site plan identifies two 10 foot X 25 foot parking spaces located directly in front of the proposed structure. Neither space is handicap accessible. In addition, the parking layout requires that vehicles leaving the property back into the right-of-way. The Parking Regulations states that "...circulation within a parking area shall be such that a vehicle need not enter a public right-of-way backwards". Staff is recommending that the parking plan be revised to provide one handicap parking space and to preclude backing into the right-of-way prior to City Council approval.

Ownership and Maintenance: The Engineering Division has indicated that the City will have sole ownership of the proposed water booster station as outlined in the Tax Increment Financing District negotiations. In addition, the City will be responsible for the maintenance of the booster station. To date, a Final Plat has not been recorded creating a lot for the proposed building site. As such, the building site for the booster station can not be transferred to the City. The Engineering Division has indicated that the applicant must sign an agreement identifying the commitment to transfer ownership and maintenance of the utility substation site to the City prior to City Council approval.

The applicant should also be aware that only one principal use is allowed on the unplatted balance of the proposed development unless approved as a part of a Planned Residential Development. The proposed water booster station will be the principal use of the unplatted balance. Prior to utilizing the golf course currently under construction on the unplatted balance, a Planned Residential Development must be reviewed and approved to allow the use(s).

Utility Easement: As previously indicated, a Final Plat has not been recorded for this portion of the Red Rock Estates. In particular, a utility easement has not been secured for the proposed building site and for the water lines to and from the site. As such, the Engineering Division has indicated that a utility easement must be recorded at the Register of Deed's Office as identified prior to City Council approval.

Notification: As of the writing of this report, 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 January 10, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls of inquiry regarding this request.