

STAFF REPORT

April 4, 2002

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**No. 02PD011 - a Planned Residential Development - Initial and Final Plan to allow a utility substation with reduced setbacks and to allow a vehicle to back into the right-of-way** **ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02PD011 - a Planned Residential Development - Initial and Final Plan to allow a utility substation with reduced setbacks and to allow a vehicle to back into the right-of-way</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in the unplatted portion of the N1/2 SW1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the southeast corner of Lot 1, Block 4 as shown on the plat of Red Rock Estates as recorded in the Pennington County Office of the Register of Deeds in Book 29, Page 202; said point is also lying on the northerly right-of-way line of Prestwick Road as shown on said Plat; thence N26°01'35"W, along the easterly lot line of said Lot 1 Block 4, 52.52 feet to a point on said lot line; thence departing said lot line, N53°54'29"E, 78.79 feet; thence S36°07'25"E, 53.56 feet to a point lying on said northerly right-of-way line of Prestwick Road; thence southwesterly along said northerly right-of-way line the following two (2) courses; thence S50°02'00"W, 11.75 feet to a point of curvature; thence southwesterly along the arc of said curve to the right whose radius is 374.00 feet and whose delta is 11°42'48", an arc length of 76.46 feet to the point of beginning, containing 0.104 acres more or less
PARCEL ACREAGE	Approximately .104 acres
LOCATION	Located west of Sheridan Lake Road and north of Prestwick Road
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

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PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/04/2002
REPORT BY	Vicki L. Fisher

**RECOMMENDATION:**

Staff recommends that the a Planned Residential Development - Initial and Final Plan to allow a utility substation with reduced setbacks and to allow a vehicle to back into the right-of-way be approved with the following stipulations:

**Engineering Division Recommendations:**

1. Prior to Planning Commission approval of the Final Development Plan, the applicant shall sign an agreement identifying the commitment to transfer ownership and maintenance of the water booster station to the City by a specific date;
2. Prior to Planning Commission approval of the Final Development Plan, a 20 foot wide maintenance easement located along the north of the proposed structure shall be recorded at the Register of Deed's Office;

**Fire Department Recommendations:**

3. All Uniform Fire Codes shall be continually met;
4. 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;

**Urban Planning Division Recommendations:**

5. Prior to Planning Commission approval of the Final Development Plan; the architectural plans for the proposed structure shall be revised to provide a raised panel metal door, fan plates in the east and west end(s) of the structure and an alternate color band of brick along the front of the structure. All other design features shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
6. Prior to Planning Commission approval of the Final Development Plan, the landscaping plan shall be revised to provide blue spruce in lieu of "large pine". In addition, two additional large trees (blue spruce) shall be provided along the east side of the proposed structure, three additional shrubs shall be provided along the front of the proposed structure and four additional shrubs shall be provided along the proposed parking area;
7. A minimum 25 foot front yard setback, a minimum 25 foot side yard setback and a minimum five foot rear yard setback shall be provided. All other provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment; and,
8. 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

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use as approved has ceased for a period of two years.

### GENERAL COMMENTS:

The applicant is requesting approval of an Initial and Final Residential Development Plan to reduce the setbacks and to allow a vehicle to back into the alley in association with a utility substation that was previously approved as a Use on Review on the subject property. (Use on Review #01UR060 was approved by the City Council on March 4, 2002.) The proposed utility substation consists of a water booster station enclosed in a 25 foot X 30 foot structure and will be located in the southern portion of the Red Rock Estates Subdivision.

The site plan submitted with the Use on Review provided the minimum required setbacks as required in the Low Density Residential District. However, the site plan submitted with the subsequent building permit application identified a front yard setback of 25 feet in lieu of the required 35 feet, a side yard setback of 25 feet in lieu of the required 35 feet and a rear yard setback of five feet in lieu of the required 25 feet. In addition, the site plan identified a parking plan requiring that vehicles back into the right-of-way. As such, the applicant has submitted the Initial and Final Residential Development Plan as identified.

### STAFF REVIEW:

Staff has revised the Initial and Final Residential Development Plan and has noted the following considerations:

Reduction of Setbacks: The Low Density Residential District requires a minimum 25 foot front yard setback for residential structures and a 35 foot front yard setback for other principal buildings (i.e., church, utility substation, etc.). Reducing the front yard setback from 35 feet to 25 feet for the utility substation will maintain a consistent 25 foot setback for all structures within the residential development. The applicant has indicated that the one story 25 foot X 30 foot structure for the proposed water booster station will be constructed of a combination of brick, wood and glass with a pitched roof. Staff is recommending that the architectural plans for the proposed structure be revised to provide a raised panel metal door, fan plates in the east and west end(s) of the structure and an alternate color band of brick along the front of the structure in order to develop a more residential character for the structure in keeping with the surrounding residential neighborhood.

The Low Density Residential District also requires a minimum 35 foot side yard setback for principal structures other than residential. An eight foot side yard setback is required for a one story single family residence and a twelve foot side yard setback is required for a two story single family residence. The proposed 25 foot side yard setback is considerably greater than that required for a residence. The property to the east is a part of the Red Rock Estates golf course. Reducing the east side yard setback will have a minimal affect upon the golf course. The property to the west is a previously platted residential lot. The property owner has been notified and has not indicated any opposition to the request. Staff is recommending that the landscaping plan be revised to provide additional shrubs and trees along the side(s) and front of the structure to provide a better landscape buffer in lieu of the

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required setback. In addition, staff is recommending that the landscaping plan be revised to provide blue spruce in lieu of "large pine" to insure that the landscaping functions as a sufficient buffer in lieu of the required setbacks.

The Low Density Residential District requires a minimum 25 foot rear yard setback for all principal structures. The property to the north, along the rear of the proposed building site, is a part of the Red Rock Estates golf course. The applicant is requesting to reduce the rear yard setback from 25 feet to five feet due to the construction of a tee box within close proximity of the utility substation site. Reducing the rear yard setback as requested will have a minimal affect upon the golf course. However, the Engineering Division has indicated that a 20 foot maintenance easement must be granted to insure sufficient room around the facility for future maintenance of the utility substation.

Parking Plan: 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 accessible. In addition, 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". The applicant's site plan identifies two 10 foot X 25 foot parking spaces located directly in front of the proposed structure. The parking layout requires that vehicles leaving the property back into the right-of-way. The Engineering Division has indicated that in order to provide a parking plan that eliminates backing into the right-of-way, a majority of the front yard must be paved. Paving a majority of the front yard would not be consistent with other residential driveways within the development. In addition, the Engineering Division has indicated that maintenance of the proposed utility substation will generate minimal traffic to and from the site. As such, staff is recommending that backing into the right-of-way be allowed as a part of the Initial and Final Planned Residential Development.

Staff is recommending approval of the Initial and Final Residential Development Plan with the stated stipulations.