

STAFF REPORT

September 26, 2002

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**No. 02PD045 - Planned Residential Development - Initial and Final Development Plan**

**ITEM 42**

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GENERAL INFORMATION:

|                            |   |
|----------------------------|---|
| PETITIONER                 | Dream Design International Inc.   |
| REQUEST                    | <b>No. 02PD045 - Planned Residential Development - Initial and Final Development Plan</b>   |
| EXISTING LEGAL DESCRIPTION | Lots 1 thru 5 of Block 14 and Lots 1 and 2 of Block 13, Red Rock Estates Phase III, Section 29, T1N, R7E, BHM, Rapid City, Pennington County South Dakota |
| PARCEL ACREAGE             | Approximately 2.58 acres  |
| LOCATION                   | West of Birkdale Road along 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:                      | Low Density Residential District  |
| PUBLIC UTILITIES           | City sewer and water  |
| DATE OF APPLICATION        | 08/30/2002  |
| REPORT BY                  | Jeff Marino   |

RECOMMENDATION:

Staff recommends that the Planned Residential Development Initial and Final Development Plan be approved with the following stipulations:

Fire Department Recommendations:

1. The applicant shall provide fire hydrants as required per the City of Rapid City Municipal Code and the Uniform Fire Code;
2. The applicant shall provide fire hydrants in place and operational prior to any building construction;
3. The applicant shall provide all streets, driveways, cul-de-sacs, turnarounds and access ways in compliance with the City of Rapid City Street Criteria Design Manual, and all access ways shall accommodate Fire Department apparatuses;
4. If the requirements of the Rapid City Municipal Code and the Uniform Fire Code cannot be met, then the applicant shall provide residential fire sprinklers as determined by the

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- authority having jurisdiction;
5. The applicant shall post street signs and individual lot addresses shall be posted prior to or in conjunction with the building construction;

#### Engineering Division Recommendations:

6. The applicant shall provide drawings showing "as constructed" locations of sewer systems, water systems including service lines, storm water inlets, electrical transformers, street lights, street signs adjacent to the subject properties prior to Initial Development Plan approval by City Council;
7. The applicant shall submit site plan showing proposed driveway locations prior to Initial Development Plan approval by City Council;
8. The applicant shall submit site plan showing existing and proposed lot lines prior to Initial Development Plan approval by City Council;
9. The applicant shall provide a site plan showing "as built" sewer services prior to Initial Development Plan approval by City Council;

#### Traffic Engineering Division Recommendations:

10. Prior to City Council approval, the applicant shall submit a revised site plan showing adequate area for Lot 1, Block 13 and Lot 1, Block 14 for accessing streetway without back into the storm sewer inlets;
11. The applicant shall submit a site plan prior to City Council approval that realigns townhomes to accommodate backing movement.

#### Urban Planning Division Recommendations:

12. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Development Plan or a subsequent Major Amendment;
13. The proposed townhome development shall conform architecturally to the proposed elevations and design plans submitted as part of this Planned Residential Development
14. A minimum 15 foot front yard setback for all principal structures and a minimum 18 foot front yard setback for all garages shall be provided
15. Lots 2, 3 and 4 of Block 14 shall be allowed a maximum lot coverage of 31 percent. All remaining lots shall not exceed 30 percent lot coverage; and,
16. 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 use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Planned Residential Development request to allow six townhomes to be located on the subject property. The applicant has indicated that upon constructing the common wall between the townhome(s), a Preliminary and Final Plat will be submitted to further subdivide the lot(s) as shown on the site plan.

The property is located at the northern terminus of Muirfield Drive within the Red Rock

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Estates Subdivision and is currently void of any structural development.

#### STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Design Features: The applicant has indicated that the proposed townhomes will be constructed with a combination of wood, brick, and simulated siding. In addition, the townhomes will be one story structures with attached garages and have a contiguous pitched roof.

Sign Plan: The applicant has indicated that no signs, other than street signs are proposed within the townhome development. As such, a sign package is not necessary.

Lighting Plan: The applicant is proposing to utilize an alternate street light design in lieu of the design typically used in other developments and/or by the City. A lighting plan has been submitted for the master plan. The applicant is currently working with the City to develop a maintenance program for the street lighting.

Setbacks: The required front yard setback in a Low Density Residential Zoning District is twenty-five feet; however, the applicant is asking for these requirements to be reduced to 15 feet for the house and 18 feet for the garage. However, no part of the foot print of the structure will extend past 18 feet into the front yard. The applicant is showing a 16 foot side yard setback on all of the lots in addition to a minimum of 43 foot rear yard setbacks.

Maximum Lot Coverage: The maximum allowable lot coverage in a Low Density Residential Zoning District is 30 percent. Three of the lots in the development exceed the maximum lot coverage. Two of the lots have a 31 percent lot coverage and the third lot will have a 30.8 percent lot coverage. Staff recommends approval of these minor increases due to the fact that a golf course will be located behind these lots, adding open space to the development. In addition, the other three lots will have less than 30 percent, and the average lot coverage of the six lots is below 30 percent.

Notification Requirement: 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 September 26, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.