

STAFF REPORT  
January 6, 2005

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**No. 04PD076 - Planned Residential Development - Initial Development Plan**      **ITEM 36**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoneridge, LLC
REQUEST	<b>No. 04PD076 - Planned Residential Development - Initial Development Plan</b>
EXISTING LEGAL DESCRIPTION	NW1/4 NE1/4 Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.85 acres
LOCATION	North of Catron Boulevard and east of Enchantment Rd.
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District with a Planned Development
South:	County Highway Services
East:	General Agriculture District
West:	Low Density Residential District/General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. The uses allowed within the Planned Residential Development shall be limited to a maximum of six dwelling units;
2. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the buildings;
3. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;
4. Upon submittal of a Final Development Plan, structural elevations and a list of the building materials for the proposed structures shall be submitted for review and approval;
5. All applicable provisions of the International Fire Code shall be continually met;
6. The proposed structures shall conform architecturally to the plans and elevations submitted; and,

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7. 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 subject property is located north of Catron Boulevard and east of Enchantment Road. The subject property is currently zoned General Agriculture District. However, a Rezoning request (04RZ060) has been submitted proposing to rezone the subject property from General Agriculture District to Low Density Residential. The applicant is now requesting approval of a Planned Residential Development – Initial Development Plan to allow the construction of six single-family dwelling units on the above legally described property.

STAFF REVIEW: Staff has reviewed the Planned Commercial Development – Initial Development Plan and has noted the following considerations:

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the buildings.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Design Features: The Initial Residential Development Plan identifies six proposed single-family structures on the subject property. Upon submittal of a Final Planned Residential Development, structural elevations and a list of the building materials for the proposed structures must be submitted for review and approval.

Setbacks: The applicant's site plan shows the building envelopes for the proposed structures. The proposed building envelopes have a 25 foot front yard, eight foot side yard and 25 foot rear yard setbacks. Staff noted that an eight foot side yard setback will limit the height of the proposed structures to one story. Twelve foot side yard setbacks are required for two story structures in the Low Density Residential Zoning District. The proposed setbacks are in compliance with the Rapid City Municipal Code.

Fire Safety: Staff noted that fire hydrants will be required for the development as per the International Fire Code and must be in place and operational prior to or in conjunction with building construction. The minimum fire flow is based on the size of the proposed structure. Staff noted that the final determination of required fire flow will be determined when information is submitted for the Final Development Plan. Staff also noted that it is the responsibility of the applicant or their designee to insure that the fire flow requirements are met.

Staff noted that all streets, grades, and turnaround access must comply with the International Fire Code. Staff also noted that an all weather drivable access as well as street signs and lot addresses must be place prior to or in conjunction with building construction.

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Notification: As of this writing the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the January 6, 2005 Planning Commission meeting if these requirements have not been met.

Staff recommends approval of the Planned Residential Development – Initial Development Plan with the above stated stipulations.