

STAFF REPORT
February 10, 2005

No. 05PD003 - Planned Residential Development - Final ITEM 24
Development Plan

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoneridge, LLC
REQUEST	No. 05PD003 - Planned Residential Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	A tract of land located in the E1/2 NW1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota more particularly described as follows: Beginning at a point from which the N1/4 corner of Section 24 bears N10°20'40"E a distance of 1687.43 feet; thence S54°23'47"W a distance of 200.17 feet; thence S43°25'38"W a distance of 129.39 feet; thence S28°28'50"W a distance of 47.17 feet; thence S24°30'11"W a distance of 687.14 feet; thence N00°01'08"E a distance of 313.68 feet; thence N24°30'11"E a distance of 401.67 feet; thence on a curve turning to the right with an arc length of 245.22 feet, a radius of 470.00 feet a chord bearing of N39°26'59"E and a chord length of 242.45 feet; thence N54°23'47"E a distance of 138.17 feet; thence S80°36'13"E a distance of 14.14 feet; thence N54°23'47"E a distance of 52.00 feet; thence S35°36'13"E a distance of 120.00 feet to the point of beginning, all located in the E1/2 NW1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.85 acres
LOCATION	East of Enchantment Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District with a Planned Development Designation
South:	County Highway Services
East:	General Agriculture District
West:	Low Density Residential District with a Planned Development Designation
PUBLIC UTILITIES	City water and sewer

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DATE OF APPLICATION 01/24/2005

REVIEWED BY Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Final 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. A minimum front yard setback of 25 feet, side yard setback of eight feet and rear yard setback of 25 feet shall be provided for all principal structures within the Planned Residential Development;
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,
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 Low Density Residential. On January 6, 2005 the Planning Commission approved a Planned Residential Development – Initial Development Plan to allow the construction of single family homes on the subject property. The applicant is now requesting approval of a Planned Residential Development – Final 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 Residential Development – Final 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 Final Development Plan identifies six proposed single-family structures being constructed on the subject property. The submitted typical elevations drawings indicate the structures will be one story structures with brick and siding on the exterior.

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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 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 in place prior to or in conjunction with building construction.

Drainage and Grading: The applicant's drainage and grading plan shows directional arrows indicating the flow of water. The applicant has also placed a note on the plan stating that homebuilders are to direct drainage to lot lines and away from structures.

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