

STAFF REPORT
July 25, 2013

No. 13PD024 - Final Planned Development

ITEM 15

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	SSST LLC
REQUEST	No. 13PD024 - Final Planned Development
EXISTING LEGAL DESCRIPTION	A portion of the E ½ of the SW ¼ of, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of Lot 1 of Block 7 of Elks Crossing, and the point of beginning; Thence, first course: S 24°46'42" E a distance 72.71'; Thence, second course: S 38°50'33" E a distance 118.01'; Thence third course: S 46°39'34" E a distance 125.86'; Thence, fourth course: S 50°23'06" W a distance of 179.19'; Thence, fifth course: S 39°36'54" E a distance of 5.29'; Thence, sixth course: S 50°23'06" W a distance of 81.45'; Thence, seventh course: S 00°06'48" W a distance of 1135.06'; Thence, eighth course: N 89°55'18" W a distance of 99.98'; Thence, ninth course: N 44°55'18" W a distance of 14.14'; Thence, tenth course: N 00°04'42" E a distance of 18.67'; Thence, eleventh course: N 89°55'18" W a distance of 52.00'; Thence, twelfth course: S 00°04'42" W a distance of 18.67'; Thence, thirteenth course: S 45°04'42" W a distance of 14.14'; Thence, fourteenth course: N 89°55'18" W a distance of 100.02'; Thence, fifteenth course: N 00°06'48" E a distance of 1135.26'; Thence, sixteenth course: N 15°32'37" E a distance of 191.10'; Thence, seventeenth course: N 38°04'13" W a distance of 70.85'; Thence, eighteenth course: N 56°50'47" E a distance of 133.87'; Thence, nineteenth course: N 56°44'59" E a distance of 52.00'; Thence, twentieth course: with a curve turning to the right with an arc length of 4.60', with a radius of 134.00', with a chord bearing of N 32°16'02" W, with a chord length of 4.60'; Thence, twenty-first course: N 58°43'01" E a distance of 131.94', to the point of beginning
PARCEL ACREAGE	Approximately 9.789 acres
LOCATION	At the current southern terminus of Vinecliff Drive
EXISTING ZONING	Low Density Residential District II - Medium Density

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Residential District (Planned Development Designation)

FUTURE LAND USE DESIGNATION Residential

SURROUNDING ZONING

North: Low Density Residential District II (Planned Development)

South: General Agricultural District - Medium Density Residential District (Planned Development)

East: Low Density Residential District II (Planned Development)

West: Medium Density Residential District (Planned Development Designation)

PUBLIC UTILITIES Rapid City

DATE OF APPLICATION June 28, 2013

REVIEWED BY Fletcher Lacock / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Final Planned Development be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to issuance of a Certificate of Occupancy, a Final Plat shall be approved;
3. Upon submittal of a building permit, an erosion and sediment control plan shall be submitted for review and approval;
4. Upon submittal of a building permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;
5. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
6. All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;
7. All applicable provisions of the adopted International Fire Code shall continually be met; and,
8. The Final Planned Development shall allow a single-family residential development for the property. Any change in use that is a permitted use in the underlying zoning district shall require a building permit. Any change in use that is a Conditional Use in the underlying zoning district shall require the review and approval of a Major Amendment to the Planned Development.

GENERAL COMMENTS:

The applicant has submitted a Final Planned Development Overlay to allow a single-family residential development that consists of 37 residential lots. The applicant has stated that the proposed development will consist of one and two story residences with hard board lap

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siding in colors ranging from earth tones to sky, rainbow and sunset colors. The applicant is not requesting any deviations from the Zoning Ordinance.

On November 19, 2012, the City Council approved a Preliminary Subdivision Plan (File #12PL076) to create 37 residential lots.

On April 2, 2013, staff approved Development Engineering Plans (File #13PL017) for the 37 residential lots.

The property is located at the southern terminus of Vinecliff Drive approximately 2,100 feet southeast of the intersection of East Minnesota Street and Elk Vale Road. Currently, the property is void of structural development.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Planned Development with respect to Chapter 17.50.050(F)5 and has noted the following considerations:

Use: The applicant is proposing to construct a single-family residential development. The property is zoned Low Density Residential District and Medium Density Residential District which allows for single-family development. As such, the Final Planned Development Overlay will allow for a single-family residential development. Any change in use that is a permitted use in the underlying zoning district will require a building permit. Any change in use that is a Conditional Use in the underlying zoning district will require the review and approval of a Major Amendment to the Planned Development.

Building Permit: A building permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy. A Preliminary Subdivision Plan and Development Engineering Plans have been approved to create 37 residential lots on the above legally described property. A Final Plat must be approved for individual lots prior to issuance of a Certificate of Occupancy.

Upon submittal of a building permit, an erosion and sediment control plan must be submitted for review and approval. Upon submittal of a building permit, plans must be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A. In addition, temporary or permanent site stabilization must be achieved prior to issuance of a Certificate of Occupancy.

Fire Department: All applicable provisions of the adopted International Fire Code must continually be met.

Notification: As of this writing, the first class mailings have been returned to Community Planning and Development Services for mailing. The sign has been picked up; however, as of this writing, staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the July 25, 2013 Planning Commission meeting if this requirement has not been met.