



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department


300 Sixth Street

Vicki Fisher, Planning Manager
Growth Management Department
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MEMORANDUM

TO: Brett Limbaugh, Growth Management Director

FROM: Vicki L. Fisher, Planning Manager 

DATE: October 13, 2011

RE: Minimal Amendment request for NW1/4 of the NW1/4 less Lots 10 thru 21 of Block 2, Lot 49 of Block 3, Lots 17 thru 19 of Block 4, Lots 4 thru 6 of Block 6, Lots 1 thru 8 of Block 7, Lots 1 thru 2 of Block 8, Lots 1 thru 8 of Block 9, Lots 12A & 12B of Block 11, Lot 1 of Block 12, Lots 1 thru 4 of Block 13 and Drainage Lot all of Red Rock Meadows Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

On September 20, 2007, the Planning Commission approved a Planned Residential Development (File #07PD073) to allow the construction of a single family development on the above legally described property 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 building permit, a Preliminary Plat shall be reviewed and approved by the City Council to insure that all infra-structure improvements have been addressed. In addition, prior to issuance of a Certificate of Occupancy, a Final Plat shall be reviewed and approved to insure that all right(s)-of-way have been dedicated;
3. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
4. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence. In addition, a minimum side yard setback along interior side lot lines of eight feet for a one story structure and twelve feet for a two story structure shall be provided. A minimum 25 foot rear yard setback shall also be provided;
5. The proposed structures shall conform architecturally to the proposed elevations and design plans submitted as part of this Initial and Final Planned Residential Development. In addition, the color scheme shall consist of brown, white and/or blue earth tone shades;
6. All streets and turnarounds shall be designed and constructed in compliance with the



EQUAL OPPORTUNITY EMPLOYER

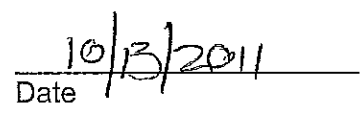
Street Design Criteria Manual and the currently adopted International Fire Code. In addition, fire hydrants shall be in place and operational prior to any building construction. Street signs and lot addresses shall also be posted prior to or in conjunction with any building construction. The currently adopted International Fire Code shall be continually met; and,

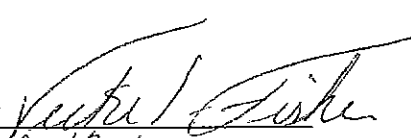
7. The Planned Residential Development shall allow for the construction of single family residence(s). However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

The applicant has submitted a Minimal Amendment request to allow one additional single family residence to be constructed on Lot 15, Block 7 of Red Rock Meadows Subdivision. Chapter 17.50.070 of the Rapid City Municipal Code states that any increase that is less than 20% of the approved overall density, intensity or area use with a planned development may be approved as a Minimal Amendment. Allowing the additional single family residence will result in a 10% increase in overall density. As such, the proposed revision to the previously approved Planned Residential Development may be approved as a Minimal Amendment.

With the acknowledgement of the previously approved Planned Residential Development stipulations, I do hereby grant this minimal amendment to allow the modifications to the site plan as described above.


Brett C. Jambach
Growth Management Director


Date 10/13/2011

Reviewed by 
Date 10-13-11

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120

Fax: (605) 394-6636

Web: www.rcgov.com

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Plat - Layout | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Plat - Preliminary | <input type="checkbox"/> Major Amendment |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Plat - Final | <input type="checkbox"/> Minimal Amendment |
| <input type="checkbox"/> Initial-Final Plan <input type="checkbox"/> Major Amendment | <input type="checkbox"/> Plat - Minor | <input type="checkbox"/> Vacation of Utility / Drainage Easement |
| <input checked="" type="checkbox"/> Minimal Amendment OTPD0073 | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Vacation of R.O.W. / Section Line Highway |
| <input type="checkbox"/> Planned Development Designation | <input type="checkbox"/> Road Name Change | <input type="checkbox"/> Vacation of Access / Non-Access / Planting Screen Easement |
| <input type="checkbox"/> OTHER (specify) | <input type="checkbox"/> Subdivision Variances | |

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING Lot 15, Block 7 of Red Rock meadows - A portion of the NW/4NW/4 of Sec. 28, T10N, R7E, B4M, RC, PC, SD		
PROPOSED Same		
LOCATION Lot 15 Blk 7 6437 Seminole Ln RC SD 57702		
Size of Site-Acres	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST: To allow one add. single family residence (100% expansion)		Utilities: Private / Public
		Water CITY
		Sewer CITY

APPLICANT

Name Robert L. DeWaco Phone 605-415-0310
 Address 1881 Harmony Heights #104 Fax _____
 City, State, Zip Rapid City SD 57702

PROJECT PLANNER - AGENT

Name Robert L. DeWaco Phone 605-415-0310
 Address 1881 Harmony Heights #104 Fax _____
 City, State, Zip Rapid City SD 57702

OWNER OF RECORD (if different from applicant)

Name Robert L. DeWaco Phone 605-415-0310
 Address 1881 Harmony Heights #104 Fax _____
 City, State, Zip Rapid City SD 57702

<p><u>Robert L. DeWaco</u> 10-14-2011 Property Owner Signature Date</p> <p><u>Robert L. DeWaco</u> 10-14-2011 Signature Date</p> <p>Print Name: <u>Robert L. DeWaco</u> Title*: _____</p>	<p>Property Owner Signature Date</p> <p>Signature Date</p> <p>Print Name: _____ Title*: _____</p>
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*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

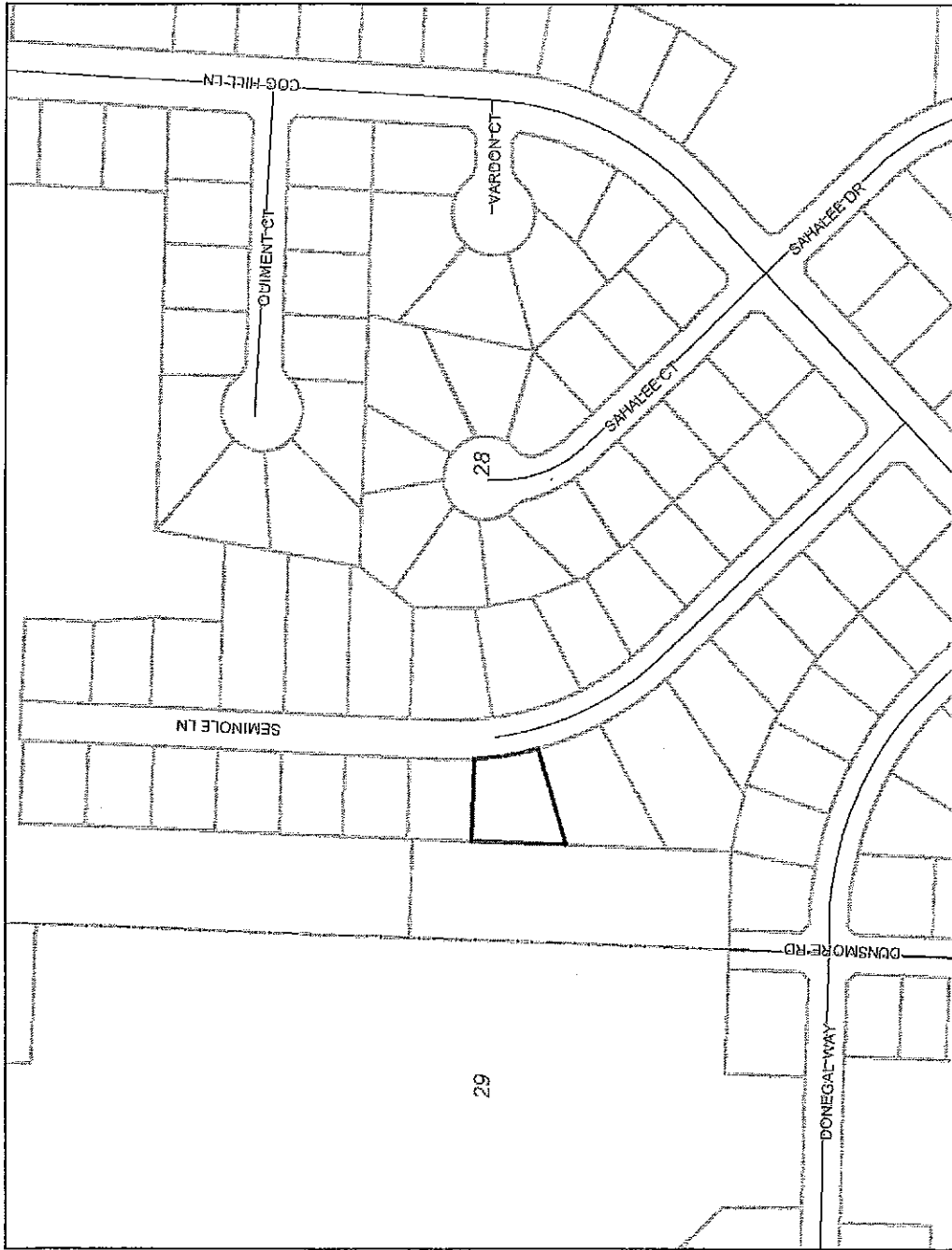
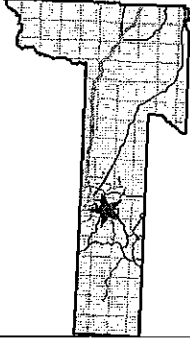
ZONING	
Current	<u>LDR1PRD</u>
North	<u>"</u>
South	<u>"</u>
East	<u>"</u>
West	<u>"</u>
Planner	
File No.	
PIN No.	
Comp Plan	

- | | | |
|---|--|---|
| <input type="checkbox"/> Public Works/Engineering | <input type="checkbox"/> BHP&L | <input type="checkbox"/> RV Sanitary District |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> ESCC | <input type="checkbox"/> Green Valley Sanitary District |
| <input type="checkbox"/> Transportation Planning | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> Future Land Use |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> County - Planning | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> County - Fire | <input type="checkbox"/> GIS |
| <input type="checkbox"/> Police | <input type="checkbox"/> County - Highway | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> County - Code Enforcement | Special Routing Instructions: |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | |
| <input type="checkbox"/> SD DOT | <input type="checkbox"/> Drainage | |

Application Received By: [Signature]

37-28-103-015

Rapid City-Pennington County GIS



Legend

- Roads**
- Not classified
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main Road
 - Minor Arterial
 - Collector
 - Ramp
 - Paved Road
 - Unpaved Road
 - FS Unpaved Road
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved Road
 - Trail
 - other
 - Not yet coded
- Township/Section Lines**
- SECTION
 - TOWNSHIP
- Parcel Boundary**
- Lot Lines
- COUNTY BOUNDARY**
- PARCEL LINE
 - ROAD ROW
 - RR ROW
 - SECTION LINE
 - TOWNSHIP LINE
 - WATER LINE
 - STATE BOUNDARY
 - PLSS Sections

Scale: 1:2,705

Map center: 44° 1' 19.0" N, 103° 17' 26.3" W



DISCLAIMER: This map is provided as is, without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create this map is derived from aerial photography and other sources. The user agrees to indemnify and hold the City of Rapid City and Pennington County harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.

Identify Results

Coordinate Position

NAD 1983 SP SD South FT: 1190593, 629295

Geographic: 44° 1' 18.7" N, 103° 17' 29.2" W

Tax Parcels

Parcel ID number: 3728103015
Tax ID: 64239
Property address: SEMINOLE LN
Legal description: LOT 15
Block: 7
Subdivision: RED ROCK MEADOWS SUB
Section: 28
Township: 1
Township direction: N
Range: 7
Range direction: E
Acres: 0.29
Property owner: ROBERT DEWALD
2nd owner: HEIDI
Owner address: 1881 EAST HARMONY HEIGHTS
Owner city: RAPID CITY
Owner state: SD
Owner zip: 57701
Land assessment: 0
Non-ag struct. assess.: 0
Ag structure assess.: 0
Total assessment: 0
Land use code: N
Land type code: D
Improvements code: 1
Tax districts code: 4D RC
Subdivision code: 5295
Deed type: WD
Deed recording month: 08
Deed recording day: 29
Deed recording year: 11
Book number: 2011
Page number: 11842
Seller page number: 0
Comments: FROM #62239 FOR 2012
TID code: 0