

STAFF REPORT

February 21, 2002

No. 02PD002 - Planned Residential Development - Initial and Final Development Plan

ITEM 23

GENERAL INFORMATION:

PETITIONER	Dean Kelly Construction for Atonement Lutheran Church
REQUEST	No. 02PD002 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot A, Block 6, Northern Heights Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	522 Anamosa Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District/Medium Density Residential District
South:	Medium Density Residential District
East:	General Commercial District/Planned Commercial Development
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/25/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the March 7, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: The applicant is proposing to construct a 4,276 square foot addition to the existing church located on the subject property. The church sanctuary will be relocated into the new addition and the existing sanctuary will be converted to a fellowship hall. In addition, the floor plans submitted with this request show that the applicant intends to construct a full basement under the sanctuary addition which will for now be unfinished

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and utilized for storage.

The Pennington County Director of Equalization records show that the existing church was constructed in 1961 on what was then Lot A of Block 6 of Northern Heights Subdivision. On April 19, 1999 the City Council approved a Final Plat dividing Lot A into two lots, Lot 1 and Lot 2 of Lot A of Block 6 of Northern Heights Subdivision. The church is located on Lot 1 of Lot A.

STAFF REVIEW: Staff has reviewed the request and noted the following considerations:

Setbacks: As mentioned previously, the subject property was replatted in 1999. The lot line dividing the property, the side lot line of the newly created Lot 1 of Lot A, was platted within thirteen feet of the existing church. The area regulations for the Low Density Residential Zoning District require that churches be setback from side lot lines not less than 35 feet. Staff is recommending that as a part of the Planned Residential Development the required east side yard setback be reduced from 35 feet to 13 feet for the existing structure; however, any expansions or additions must comply with the 35 foot minimum setback.

Fire Department: The site plan submitted with this request shows that the proposed addition will be constructed over an existing gravel drive that provided emergency vehicles access to the rear of the building. No provision for the relocation of emergency vehicle access has been shown on the site plan. The applicant has the option of either providing a sprinkler system throughout the entire church or revising the site plan to show the location of an alternate all weather surface fire access lane that will provide emergency vehicle access to within 150 feet of all points on the building. In addition, depending on the type of construction used for the new addition, a fire sprinkler system throughout the entire church may be required. The Uniform Fire Code requires basements in excess of 1,500 square feet must be protected with a fire sprinkler system. The Fire Department Staff has also requested that the applicant revise the site plan to show the location of all fire hydrants and water lines within 500 feet of the subject property.

Anamosa Street approach: The Engineering Division has noted that the existing approach to Anamosa Street does not comply with the requirements of the Street Design Criteria Manual with respect to the width of the approach and the separation between the approach and the intersection of Anamosa Street and Atlas Street. The Engineering Division is requesting that the applicant submit a revised site plan showing the reduction of the approach to 16 feet and provide signage indicating that the approach shall be utilized as an entrance only.

Water and Sewer Service Lines: The applicant's site plan indicates that new water and sewer lines will be installed as a part of the church expansion project. The Engineering Division has requested that the applicant provide a revised site plan showing the location of the existing water and sewer lines and the plan should indicate whether the existing service lines will continue to be utilized or if they will be abandoned. The applicant must also

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demonstrate that the proposed water service lines will be of adequate size to supply sufficient water for fire protection. The Engineering Division has also indicated that prior to issuance of a Building Permit, a grading plan and drainage plan must be submitted and that the plan should include updated topographic mapping of the new development to the east of the subject property.

Sidewalks: The Engineering Division has noted that sidewalks have not been constructed along the subject property's Atlas Street frontage and is requesting that prior to issuance of a Building Permit the applicant submit a revised site plan showing the location of sidewalks along the Atlas Street frontage.

As of this writing, the receipts from the certified mailings have not been returned. The required sign has been posted on the property. Staff will notify the Planning Commission in the event this documentation is received prior to the February 21, 2002 Planning Commission meeting. Staff has not received any calls regarding this request.