

STAFF REPORT

August 7, 2003

No. 03PD035 - Planned Residential Development - Initial and Final Development Plan

ITEM 15

GENERAL INFORMATION:

PETITIONER	Tom Vucurevich for United Corporation
REQUEST	No. 03PD035 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	The north 85 feet of Lots 15 and 16, Block 114, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.1 acres
LOCATION	629 Quincy Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	Central Business District
South:	High Density Residential District
East:	High Density Residential District
West:	Central Business District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/08/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

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

Building Inspection Division Recommendation:

1. Prior to any construction at the site a building permit shall be obtained;

Urban Planning Division Recommendations:

2. Any expansion of the use at the site beyond that identified on the approved site plan shall require a major amendment to the Planned Residential Development;
3. A zero foot setbacks from the north, the west, and the east property lines is hereby authorized for the existing structure, and the expansion identified on the approved site plan;
4. A maximum 71 percent lot coverage is hereby authorized for the existing structure and the expansion identified on the approved site plan;

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5. A reduction in the required off-street parking from 30 spaces to 0 spaces is hereby authorized for the existing uses. Any change in use or expansion of use shall require approval of a Major Amendment to the Planned Commercial Development;
6. A reduction in the amount of landscaping points from 1250 to 500 is hereby authorized for the existing minimum structure and expansion identified on the approved site plan. Any change in use or expansion of use shall require a Major Amendment to the Planned Commercial Development.

GENERAL COMMENTS: The applicant is proposing to add an external wheel chair lift to the rear of the structure located at 629 Quincy Street. The proposed wheel chair lift is approximately 7 feet 4 inches wide and approximately 8 feet 6 inches long. The structure is currently a non-conforming use. A building permit was issued to construct a commercial building on November 18, 1963 at 631 Quincy Street. It appears when the structure was built, it was zoned Class "E". In 1968, the City of Rapid City Municipal Code identified the property as High Density Residential Zoning District. The site is currently zoned High Density Residential; however, it has never received a Conditional Use Permit to allow the professional office in a High Density Residential Zoning District, as currently required. In addition, there appears to be some additional aspects of the structure that appear to be non-conforming relative to off-street parking, lot coverage, landscaping, and setbacks.

The proposed Planned Residential Development will bring all of the non-conforming items at the site into compliance with the current zoning ordinance. Any additional major changes at the site will require a Major Amendment to the Planned Residential Development, ensuring that the Planning Commission will have the ability to review any changes being proposed at the site.

STAFF REVIEW: Staff has reviewed the proposed Planned Residential Development – Initial and Final Development Plan and has noted the following issues:

Setbacks: The submitted site plan shows a zero foot setback on both front yards, a zero foot setback on the side yard, and a 25 foot setback to the rear yard. The minimum required front yard setback in the High Density Residential Zoning District is 25 feet, with the minimum side yard setback being 12 feet, and the minimum rear yard setback being 25 feet. Staff is supporting the minimal expansion of the existing non-conforming structure due to the legal non-conforming status of the structures. The proposed expansion will provide greater accessibility to the existing structure without expanding the current use.

Parking: The submitted site plan shows no off-street parking spaces on the lot. In addition, the submitted site plan shows a 6,000 square foot structure used for office purposes. The total parking requirement for this use is 30 parking spaces. With no parking spaces provided on the site the 30 required off-street parking spaces will not be met. Staff is supporting this existing legal non-conforming structure; however, if the use ever expands at the site, additional parking must be provided at that time to accommodate that use. In addition, if the site were ever to be re-developed an Initial and Final Development Plan would have to be submitted at that time to verify that the parking requirements were being met.

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Lot Coverage: The submitted site plan shows a lot coverage of 71 percent. The maximum lot coverage in the High Density Residential Zoning District is 30 percent for a two story building. Staff is supporting the legal non-conforming status of this lot coverage.

Landscaping: The submitted site plan appears to show 500 landscaping points consisting of two shrubs. The submitted site plan would require 1250 landscaping points, if the site were to be redeveloped. Since the site was constructed prior to the current landscaping requirement, only the construction of a new building, expansion of the building or parking lot 20 percent or more, or an increase in the occupant load by 20 percent or more triggers the provision of additional landscaping. None of these triggers are met at this time. As such, additional landscaping is not required at this time. Staff would encourage the applicant to add additional landscaping or streets to improve the appearance of the site; however, no landscaping is required as a condition of this agreement.