

STAFF REPORT  
August 25, 2005

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**No. 05SR039 - 11-6-19 SDCL Review to expand public structures**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLP for Pennington County Housing
REQUEST	<b>No. 05SR039 - 11-6-19 SDCL Review to expand public structures</b>
EXISTING LEGAL DESCRIPTION	Lots 1 through 20 and 22 through 32, Block 1, Lots 1 through 18, Block 2, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.53 acres
LOCATION	At the southwest corner of Cameron Drive and Sheridan Lake Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District - Neighborhood Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/24/2005
REVIEWED BY	Todd Tucker / Michelle Horkey / Marcia Elkins

RECOMMENDATION:

**Staff recommends that the 11-6-19 SDCL Review to expand public structures be approved with the following stipulations:**

1. **That the following reduction in setbacks are hereby authorized –**
  - Lot 3, Block 1 - front yard setback for existing house from 25 feet to 18 feet;**
  - Lot 3, Block 1 - south side yard setback for existing carport from eight feet to three feet;**
  - Lot 5, Block1 - front yard setback for existing house from 25 feet to 24 feet;**
  - Lot 7, Block 1 - south side yard setback for proposed garage from eight feet to four feet;**
  - Lot 8, Block 1 - front yard setback for existing house from 25 feet to 23.5 feet;**
  - Lot 8, Block 1 - south side yard setback for proposed garage from eight feet to five feet;**
  - Lot 9, Block 1 - front yard setback for existing house from 25 feet to 23 feet;**
  - Lot 9, Block 1 - south side yard setback for proposed garage from eight feet to two feet;**
  - Lot 13, Block 1 - north side yard setback for proposed garage from eight feet to five feet;**
  - Lot 14, Block 1 - south side yard setback for proposed garage from eight feet to two feet;**
  - Lot 15, Block 1 - north side yard setback for proposed garage from eight feet to one foot;**

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Lot 17, Block 1 - north side yard setback for proposed garage from eight feet to four feet;  
Lot 18, Block 1 - north side yard setback for proposed garage from eight feet to five feet;  
Lot 19, Block 1 - east side yard setback for proposed garage from eight feet to five feet;  
Lot 20, Block 1 - east side yard setback for proposed garage from eight feet to two feet;  
Lot 24, Block 1 - front yard setback for existing house from 25 feet to 24 feet;  
Lot 24, Block 1 - south side yard setback for proposed garage from eight feet to six feet;  
Lot 25, Block 1 - front yard setback for existing house from 25 feet to 24 feet;  
Lot 25, Block 1 - north side yard setback for proposed garage from eight feet to four feet;  
Lot 26, Block 1 - front yard setback for existing house from 25 feet to 24 feet;  
Lot 26, Block 1 - north side yard setback for proposed garage from eight feet to four feet;  
Lot 28, Block 1 - south side yard setback for proposed garage from eight feet to four feet;  
Lot 31, Block 1 - north side yard setback for proposed garage from eight feet to five feet;  
Lot 2, Block 2 - south side yard setback for proposed garage from eight feet to five feet;  
Lot 6, Block 2 - north side yard setback for proposed garage from eight feet to zero feet;  
Lot 7, Block 2 - south side yard setback for proposed garage from eight feet to zero feet;  
Lot 9, Block 2 - west side yard setback for proposed garage from eight feet to six feet;  
Lot 12, Block 2 - east side yard setback for proposed garage from eight feet to four feet;  
Lot 13, Block 2 - east side yard setback for proposed garage from eight feet to four feet;  
Lot 15, Block 2 - north side yard setback for proposed garage from eight feet to six feet;  
Lot 16, Block 2 - south side yard setback for proposed garage from eight feet to five feet;  
Lot 18, Block 2 - north side yard setback for proposed garage from eight feet to four feet;

2. That the property be maintained in common ownership;
3. That the address be posted with 5 inch minimum numerals on all principal structures; and,
4. That the required vacation of easements be approved by the City Council and recorded prior to the issuance of building permits for each individual garage structure.

GENERAL COMMENTS: (August 19, 2005 Update) This request was continued at the August 4, 2005 Planning Commission meeting to allow the applicant to submit drainage information and complete the vacation of the easements, as needed. The additional drainage information has been submitted, reviewed and approved. The vacation of easements was continued by the Public Works Committee due to an outstanding utility issue relative to two of the lots (Lots 6 and 7, Block 2). Staff is recommending that the 11-6-19 SDCL Review be approved with the stipulation that all required vacation of easements be approved by the City Council and recorded prior to the issuance of a building permits for each individual garage. This should allow the applicant to move forward with the construction of garages in those locations where the utilities do not need to be relocated. (No other portion of this report has been revised.)

The subject property is located west of Sheridan Lake Road between Cameron Drive and Country Club Court. The subject property is currently owned by the Pennington County Housing Department. There are currently 47 single family residences located on the individual lots within the SDCL 11-6-19 Review. The applicant is proposing to add new siding to the existing houses, install new front storm doors on the existing houses, install new lawn irrigation systems on each lot and construct new attached and detached single car garages to 36 of the existing 48 lots within the SDCL 11-6-19 Review area.

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South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". As previously indicated, the subject property is currently owned by the Pennington County Housing Department requiring that the Planning Commission review and approve the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

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 new structures.

Design Features: The applicant's site plan shows that there are 47 existing single family residences located within the SDCL 11-6-19 Review area. The applicant is proposing to install new siding on all 47 single family residences. The new siding will be pre-finished steel siding in five similar earth tone colors. The proposed colors are "Coastal Sage", "Cape Cod Gray", "Adobe Cream", "Monterey Sand" and "Tuscan Clay".

The applicant is also proposing to construct single car garages on 36 of the lots. The applicant's site plan shows that 30 of the proposed garages will be attached to the existing single family structures with six of the proposed garages to be detached accessory structures. The applicant has indicated that the proposed garages have siding that matches the single family structure on the same lot.

Setbacks: The applicant has requested various reduced setbacks for existing and proposed structures within the SDCL 11-6-19 Review. The applicant has requested that the minimum required setbacks be reduced as follows:

- Lot 3, Block 1 - front yard setback for existing house from 25 feet to 18 feet;
- Lot 3, Block 1 - south side yard setback for existing carport from eight feet to three feet;
- Lot 5, Block 1 - front yard setback for existing house from 25 feet to 24 feet;
- Lot 7, Block 1 - south side yard setback for proposed garage from eight feet to four feet;
- Lot 8, Block 1 - front yard setback for existing house from 25 feet to 23.5 feet;
- Lot 8, Block 1 - south side yard setback for proposed garage from eight feet to five feet;
- Lot 9, Block 1 - front yard setback for existing house from 25 feet to 23 feet;
- Lot 9, Block 1 - south side yard setback for proposed garage from eight feet to two feet;
- Lot 13, Block 1 - north side yard setback for proposed garage from eight feet to five feet;
- Lot 14, Block 1 - south side yard setback for proposed garage from eight feet to two feet;
- Lot 15, Block 1 - north side yard setback for proposed garage from eight feet to one foot;
- Lot 17, Block 1 - north side yard setback for proposed garage from eight feet to four feet;
- Lot 18, Block 1 - north side yard setback for proposed garage from eight feet to five feet;
- Lot 19, Block 1 - east side yard setback for proposed garage from eight feet to five feet;
- Lot 20, Block 1 - east side yard setback for proposed garage from eight feet to two feet;

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Lot 24, Block 1 - front yard setback for existing house from 25 feet to 24 feet;  
Lot 24, Block 1 - south side yard setback for proposed garage from eight feet to six feet;  
Lot 25, Block 1 - front yard setback for existing house from 25 feet to 24 feet;  
Lot 25, Block 1 - north side yard setback for proposed garage from eight feet to four feet;  
Lot 26, Block 1 - front yard setback for existing house from 25 feet to 24 feet;  
Lot 26, Block 1 - north side yard setback for proposed garage from eight feet to four feet;  
Lot 28, Block 1 - south side yard setback for proposed garage from eight feet to four feet;  
Lot 31, Block 1 - north side yard setback for proposed garage from eight feet to five feet;  
Lot 2, Block 2 - south side yard setback for proposed garage from eight feet to five feet;  
Lot 6, Block 2 - north side yard setback for proposed garage from eight feet to zero feet;  
Lot 7, Block 2 - south side yard setback for proposed garage from eight feet to zero feet;  
Lot 9, Block 2 - west side yard setback for proposed garage from eight feet to six feet;  
Lot 12, Block 2 - east side yard setback for proposed garage from eight feet to four feet;  
Lot 13, Block 2 - east side yard setback for proposed garage from eight feet to four feet;  
Lot 15, Block 2 - north side yard setback for proposed garage from eight feet to six feet;  
Lot 16, Block 2 - south side yard setback for proposed garage from eight feet to five feet;  
Lot 18, Block 2 - north side yard setback for proposed garage from eight feet to four feet;

Staff noted the Planning Commission and City Council have supported a reduction of front yard setbacks from 25 feet to 18 feet in front of the garage door of residential structures in other Planned Residential Developments. The applicant's request is consistent with what has been approved in other Planned Residential Developments. As such, staff recommends approval of the previously noted reduced front yard setbacks.

Staff noted the lots within the SDCL 11-6-19 Review are individual lots but they function as one development. Because the development area is under one ownership by Pennington County Housing and Development and functions as one development with all of the reduced setbacks being internal to the development, staff recommends approval of the requested reduced front and side yard setbacks.

Easements: The applicant's site plan shows that six of the proposed garage additions will encroach into existing four foot wide drainage and utility easements located along the side lot lines. As such, the easements must be vacated prior to Planning Commission approval of the SDCL 11-6-19 Review. Staff noted that the applicant has requested the six required vacation of easements. However, the vacation of easements will not be heard until the August 9, 2005 Public Works Committee meeting and the August 15, 2005 City Council meeting. As such, staff is recommending that this SDCL 11-6-19 Review be continued to the August 25, 2005 Planning Commission meeting to allow time for the six required vacation of easements to be acted on by the City Council.

Fire Safety: Staff noted that all main structures must be addressed with five inch high numbers on a contrasting background color in compliance with the International Fire Code.

Grading and Drainage: Staff noted that a grading and drainage plan was not submitted with this request. Staff noted that a reduction of setbacks may impact the site drainage between the lots. As such, an evaluation of the site drainage shall be provided that shows what impact the new structures may have on adjacent property and how those impacts will be mitigated prior to Planning Commission approval.

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Staff is recommending that the SDCL 11-6-19 Review be continued to the August 25, 2005 Planning Commission Meeting to allow time for the applicant to submit the required information and to allow time for the six requested vacation of easements to be acted on by the City Council.