

STAFF REPORT
October 27, 2005

No. 05SR059 - 11-6-19 SDCL Review for ten multifamily housing units **ITEM 18**

GENERAL INFORMATION:

PETITIONER	Lund Associates, LTD for Pennington County Housing & Redevelopment
REQUEST	No. 05SR059 - 11-6-19 SDCL Review for ten multifamily housing units
EXISTING LEGAL DESCRIPTION	Lots 21 through 34 and 40 feet of East Saint Louis Street, between Racine Street and LaCrosse Street, Block 16, located in the SW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.33 acres
LOCATION	101 and 115 LaCrosse Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review for ten multifamily housing units 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. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met;
3. Prior to obtaining a building permit, a revised landscaping plan shall be submitted for review and approval;
4. All provisions of Section 17.50.270, the minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met;
5. An air quality permit shall be obtained prior to issuance of a grading permit or a building permit;

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6. All requirements of the 2003 International Uniform Fire Code shall be continually met;
7. Prior to obtaining a building permit, all revisions to the wastewater system shall be submitted for review and approval;
8. Prior to obtaining a building permit, all corrections to the plans in accordance with the red line comments by the Fire Department shall be submitted for review and approval;
9. A demolition permit shall be obtained prior to demolition of the existing building; and,
10. Prior to construction of any signs, a sign permit shall be obtained.

GENERAL COMMENTS: The subject property is located at 101 and 115 LaCrosse Street, north of Omaha Street and east of Racine Street. The subject property is currently zoned Medium Density Residential District. The properties located north, south and east of the subject property are zoned Medium Density Residential District. The property located west of the subject property is zoned Medium Density Residential District with a Planned Residential Development.

The subject property is currently the location of ten multi-family housing units. The Pennington County Housing and Redevelopment Commission is proposing to demolish the ten units currently located on the site and replace them with ten one or two story units. The applicant is requesting approval of a SDCL 11-6-19 Review to allow the construction of the ten new multi-housing units.

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". The two new structures are proposed to be constructed on publicly owned land requiring that the Planning Commission review and approve the request.

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:

Parking: The required number of off-street parking spaces for the ten multifamily units is 15 parking spaces. The site plan indicates 27 parking spaces will be provided including two handicapped spaces. This exceeds the required number of spaces needed for the subject property.

Landscaping: Based on the size of the proposed structure and the size of the lot, 53,350 landscaping points are required. The landscaping plan provided indicates that 47,328 landscaping points will be provided. Prior to obtaining a building permit, a revised landscaping plan shall be submitted for review and approval identifying the provision of the additional landscaping points as required.

Elevations: Elevations of the two proposed buildings submitted with the application indicates a mix of one and two story structures. Earth tone lap siding with fiberglass shingles are to be

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used on the exterior of the proposed buildings with patios located on the rear sides of the structures. Playground equipment will be located on the west side of the subject property. A three foot chain link fence will be located on the south and west sides of the property.

Lighting: The parking lot and playground areas will include six light poles as well as wall mounted lighting on the units. All lighting will be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way.

Dumpster: A screened dumpster will be located on the north side of the parking lot on the subject property. Screening for the dumpster will be a five foot high solid wood fence.

Wastewater system: The wastewater system as shown on the site plan indicates a sewer service line. An adjacent property is connected to the sewer service line currently located on the subject property. As such, staff has noted that an eight inch main must be installed and an easement granted, or the adjacent lot must be provided with an alternate location to connect to the sewer main. Profiles of the water service line and the storm sewer must also be submitted for review and approval. Revised plans shall be submitted for review and approval prior to obtaining a building permit.

Fire codes: The submitted plans indicate that the structure will be fully fire sprinklered. All residential occupancies will be monitored by a fire alarm panel. An on-site fire hydrant shall be provided as a portion of the structure is located more than 400 feet from a fire hydrant. All other requirements of the 2003 International Uniform Fire Code shall be continually met. Corrections to the plans in accordance with the red line comments provided by the Fire Department shall be submitted for review and approval prior to obtaining a building permit.

Air Quality: As the area to be disturbed during construction of the public improvements will be greater than one acre, an air quality permit will be required.

Access: LaCrosse Street adjacent to the subject property is located on a steep grade. The Fire Department vehicles can access the property in a north or south direction from LaCrosse Street with the exception of the ladder truck. The ladder truck cannot access the property from a northerly direction, but can access the property from a southerly direction. Moving the access to a more northerly location will create an unsafe access onto the property due to the steep grade of LaCrosse Street. The Fire Department has noted that the building will be sprinklered and alarmed and supports the existing access location. As such, access to the parking lot on the subject property will continue to be located at the southern most portion of the property.

Permits: Prior to construction, a building permit shall be obtained to construct the new building and a demolition permit shall be obtained to demolish the existing buildings.

Sign: A temporary four foot by eight foot sign will be located on steel posts adjacent to LaCrosse Street to indicate the construction information of the ten units. A sign permit shall be obtained prior to installation of the sign.

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Staff recommends that the 11-6-19 SDCL Review be approved with the above stated stipulations.