

STAFF REPORT  
November 9, 2006

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**No. 06PD078 - Planned Residential Development - Initial Development**      **ITEM 45**

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GENERAL INFORMATION:

PETITIONER	Ken Anderson for First Evangelical Free Church
REQUEST	<b>No. 06PD078 - Planned Residential Development - Initial Development</b>
EXISTING LEGAL DESCRIPTION	A parcel of land in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as follows: commencing from the southern southwest level corner of Lot 18, Block 3, Gemstone Subdivision, a rebar with red plastic cap marked "Hanson #6251", thence S00°07'54"W a distance of 52.00 feet to a rebar with a red plastic camp marked "Hanson #6251" and the point of beginning, thence S45°06'20"W a distance of 13.87 feet to a rebar with red plastic cap marked "Hanson #6251" thence S00°07'54"W a distance of 236.01 feet to the PC of a Right-Hand curve with a radius of 638.00 feet, a central angle of 17°07'32" and an arc length of 190.70 feet to a point, thence S89°52'02"E a distance of 626.63 feet to a point, thence N00°07'54"E a distance of 428.69 feet to a point, thence N44°52'04"W a distance of 7.07 feet to a point, thence N89°52'02"W a distance of 583.54 feet to the point of beginning, said parcel containing 5.9961 acres more or less, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.0 acres
LOCATION	Southeast of the intersection of Sandra Lane and Parkview Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential II District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/29/2006

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REVIEWED BY

Travis Tegethoff / Emily Fisher

REVISED RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan 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 plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
3. An air quality permit shall be obtained prior to any construction;
4. Upon submittal of a Final Development Plan, the applicant shall submit building elevations meeting all the building height requirements as per Section 17.12.060 and Section 17.50.260 (C) of the Rapid City Municipal Code;
5. Prior to Planning Commission approval of a Final Development Plan, a sign package shall be submitted showing all signage proposed or a Major Amendment to the Planned Residential Development must be obtained;
6. Upon submittal of a Final Development Plan, a revised parking plan shall be submitted for review and approval meeting all the requirements of Section 17.50.270;
7. Upon submittal of a Final Development Plan, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to reflect light toward the parking areas;
8. Upon submittal of a Final Development, a landscape plan must be submitted for review and approval;
9. Upon submittal of a Final Development Plan, a revised site plan shall be submitted for review and approval that provides screening for the loading area and the location and screening of dumpsters and exterior air handling units;
10. Upon submittal of a Final Development Plan, a revised site plan must be submitted showing the location of hydrants and a minimum 20 foot wide access aisle along the north side of the structure for review and approval;
11. All applicable provisions of the International Fire Code shall be continually met and the structure shall be fully fire sprinkled and fire alarmed/detected;
12. Upon submittal of a Final Development Plan, a drainage and grading plan shall be submitted for review and approval;
13. Upon submittal of a Final Development Plan, the applicant shall submit water and sewer plans identifying the size and location of all service and fire lines. In addition, the applicant shall demonstrate that adequate domestic and fire flows are provided;
14. Prior to Planning Commission approval of a Final Development Plan, a Final Plat for the subject property shall be approved and recorded at the Pennington County Register of Deeds office; and,
15. Upon submittal of a Final Development Plan, elevations must be submitted for review and approval indicating building materials and colors.

GENERAL COMMENTS: The applicant is requesting approval of an Initial Development Plan

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for a Planned Residential Development. The subject property is located south of Sandra Lane between Parkview Drive and Shelby Avenue. The subject property is zoned Medium Density Residential and is currently void of structural development. The applicant has submitted plans proposing to construct a church that consists of a worship area, gymnasium, and classrooms to be located within the Planned Residential Development.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code.

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

Air Quality Permit: Staff noted that an air quality permit shall be obtained prior to any construction.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements as per Section 17.12.050 of the Rapid City Municipal Code.

Building Height: Staff noted that no building elevations were submitted as part of the Initial Development Plan application. Staff recommends that upon submittal of a Final Development Plan, the applicant shall submit building elevations meeting all the building height requirements as per Section 17.12.060 and Section 17.50.260 (C) of the Rapid City Municipal Code.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires a minimum of 0.25 parking spaces per seat for a church. The applicant has stated that there will be a maximum of 700 seats in the proposed structure requiring a minimum of 175 parking spaces. The site plan indicates 175 parking stalls being provided for the proposed use meeting the minimum number of required stalls. However, no handicap accessible spaces were indicated on the plan. Staff recommends that upon submittal of a Final Development Plan, a revised parking plan shall be submitted for review and approval meeting all the requirements of Section 17.50.270.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. Staff noted that no lighting package was submitted with the application. Staff recommends that upon submittal of a Final Development Plan, a lighting package shall be submitted showing all lighting provided is arranged so as to provide security and to not shine on adjacent properties.

Signage: Staff noted that no sign package was submitted with the application. Staff recommends that prior to Planning Commission approval of a Final Development Plan, a sign package shall be submitted showing all signage proposed or a Major Amendment to the Planned Residential Development must be obtained.

Screening: Staff noted that the location of dumpsters or exterior air handling units was not

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indicated on the plans. Staff also noted that a loading area was indicated on the northwest corner of the building. Staff recommends that upon submittal of a Final Development Plan, a revised site plan shall be submitted for review and approval that provides screening for the loading area and the location and screening of dumpsters and exterior air handling units.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Staff noted that a landscape plan was not submitted as part of the Initial Development Plan application. Upon submittal of a Final Development Plan application, a landscape plan must be submitted for review and approval.

Fire Safety: Staff noted that all provisions of the International Fire Code must continually be met and that the structure shall be fully fire sprinkled and fire alarmed/detected. Staff also noted that it appears additional on-site hydrants will be required. The site plans shows a sixteen foot wide access lane along the north side of the building and a minimum 20 foot wide paved access is required for emergency vehicles. Staff recommends that upon submittal of a Final Development Plan, a revised site plan must be submitted showing the location of hydrants and a minimum 20 foot wide access aisle along the north side of the structure for review and approval.

Drainage and Grading: Staff noted that the no drainage and grading plans were submitted as part of the Initial Development Plan application. Staff recommends that upon submittal of a Final Development Plan application, a drainage and grading plan shall be submitted for review and approval.

Water System: Staff noted that the no water and sewer plans were submitted as part of the Initial Development Plan application. Staff recommends that upon submittal of a Final Development Plan application, the applicant shall submit water and sewer plans identifying the size and location of all service and fire lines. In addition, the applicant shall demonstrate that adequate domestic and fire flows are provided.

Platting: Staff noted that the subject property is currently an unplatted parcel of property. Staff also noted that an application has been submitted for a Preliminary Plat (06PL174) for the subject property. Staff recommends that prior to Planning Commission approval of a Final Development Plan, a Final Plat for the subject property shall be approved and recorded at the Pennington County Register of Deeds office to insure that all subdivision improvements have been completed or surety posted for the improvements. In addition, a Final Plat must be recorded to insure legal access to the proposed lot.

Design Standards: Staff noted that building elevations indicating building materials and colors must be submitted for review and approval. As such, staff recommends that upon submittal of a Final Development Plan, elevations must be submitted for review and approval indicating building materials and colors.

Notification Requirement: As of this writing, the sign has been posted on the property but the certified mailings have not been returned. Staff will notify the Planning Commission at the November 9, 2006 Planning Commission meeting if these requirements have not been met.

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