

STAFF REPORT
September 6, 2007

No. 07SR044 – SDCL 11-6-19 Review to allow the construction of structures on public property **ITEM 11**

GENERAL INFORMATION:

APPLICANT/AGENT	FourFront Design, Inc.
PROPERTY OWNER	Pennington County Housing Development
REQUEST	No. 07SR044 - SDCL 11-6-19 Review to allow the construction of structures on public property
EXISTING LEGAL DESCRIPTION	Lots 1 thru 3 and Lots 8 thru 11 of Block 1, Lots 1 thru 9 of Block 2 of Robbinsdale Addition No. 9, located in the NW1/4 NE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.89 acres
LOCATION	Hemlock Street and Bluebird Court
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Park Forest District
South:	Medium Density Residential District
East:	Light Industrial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/8/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of structures on public property be approved.

GENERAL COMMENTS: The property is located south of East Fairmont Boulevard along Hemlock Street. The property is currently owned by Pennington County Housing Development. There are currently 16 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 asphalt shingles on the existing houses, install new front storm doors on the existing houses, install new lawn irrigation systems on each lot and construct new attached single car garages to all 16 lots within the SDCL 11-6-19 Review area.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has

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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 Pennington County Housing Development 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 16 existing single family residences located within the SDCL 11-6-19 Review area. The applicant is proposing to install new siding on all 16 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 all 16 lots. The applicant has indicated that the proposed garages will have siding that matches the single family structure on the same lot.

Setbacks: On July 17, 2007 the Zoning Board of Adjustments approved reduced side yard setbacks for Lot 8 of Block 1, and Lots 2, 3, 4, 5, 6, 7 and 9 of Block 2 and of Robbinsdale Addition No. 9. All other setbacks meet the minimum requirements of Chapter 17.12.050 of the Rapid City Municipal Code.

Easements: Staff noted that on August 6, 2007 City Council approved Vacation of Easement requests (#07VE017, 07VE018, 07VE19, 07VE020, 07VE21, 07VE022, 07VE023 and 07VE024) for Lot 8 of Block 1, and Lots 2, 3, 4, 5, 6, 7 and 9 of Block 2 and of Robbinsdale Addition No. 9 to vacate portions of the eight foot minor drainage and utility easements to allow for the construction of attached garages.

Fire Safety: Staff noted that all main structures must be in compliance with the adopted International Fire Code.

Grading and Drainage: Staff noted that a grading and drainage plan was previously submitted and approved as part of the Variance requests and Vacation of Easement requests.

Staff is recommending that the SDCL 11-6-19 Review be approved.