

STAFF REPORT
July 10, 2008

No. 08SR051 - SDCL 11-6-19 Review to construct structures on public property ITEM 33

GENERAL INFORMATION:

APPLICANT/AGENT	FourFront Design, Inc.
PROPERTY OWNER	Pennington County Housing Commission
REQUEST	No. 08SR051 - SDCL 11-6-19 Review to construct structures on public property
EXISTING LEGAL DESCRIPTION	Lots 1 thru 17 and vacated alley adjacent to said Lots of Block 13 of Wises Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.14 acres
LOCATION	305 East Adams Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Public District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/13/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

GENERAL COMMENTS: The property is located at 305 East Adams Street east of Milwaukee Street, and north of East Monroe Street. The property is currently zoned Medium Density Residential District. The properties to the north, south and west are currently zoned Medium Density Residential District. The property to the east is currently zoned Public District. Adams Street, East Monroe Street and Milwaukee Street are all classified as sub-collector streets.

On June 2, 2008, City Council approved a Fence Height Exception (#08FV004) for the property with stipulations.

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The applicant is now proposing to construct new entries and patios for the multi-family structures and a single car garage for the single-family structure on the property. In addition, the applicant is proposing to reside all the existing buildings, install new shingles, fencing, and lighting. The proposed additions are less than a 20 percent expansion of the site.

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 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 structure.

Design Features: The applicant's site plan shows that there are existing multi-family and single-family residences located on the property. The applicant is proposing to construct a 372 square foot single car garage on the single-family residence and new 160 square foot entries and patios on the multi-family residences on the property. The applicant has indicated that the existing and proposed structures will have hardwood siding and asphalt shingles. The proposed colors are "Coastal Sage", "Cape Cod Gray", "Adobe Cream", "Monterey Sand" and "Tuscan Clay".

Lighting: The applicant is proposing new light poles and site lighting. Staff noted that the proposed lighting must be directed away from adjacent properties and rights-of-way per Section 17.50.270 of the Rapid City Municipal Code.

Setbacks: Dwellings must be set back not less than 25 feet from the front and rear property lines. For a single-story dwelling, located on interior lots, side yards must be not less than eight feet in width and for dwellings of two stories or more there must be a side yard of not less than 12 feet. All proposed additions meet the minimum requirements of Chapter 17.10.050 of the Rapid City Municipal Code.

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

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