

STAFF REPORT
July 10, 2008

No. 08SR055 - SDCL 11-6-19 Review to construct structures on public property **ITEM 37**

GENERAL INFORMATION:

APPLICANT/AGENT	FourFront Design, Inc.
PROPERTY OWNER	Pennington County Housing Commission
REQUEST	No. 08SR055 - SDCL 11-6-19 Review to construct structures on public property
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 7 of Robbinsdale Addition No. 8, located in the NW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.28 acres
LOCATION	849 Sycamore Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low 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 allow the construction of structures on public property be approved.

GENERAL COMMENTS: The property is located at the southeast intersection of Sycamore Street and Redwood Street. The property is currently owned by Pennington County Housing Development. Currently a single family residence is located on the property. The applicant is proposing to construct a 432 square foot attached single car garage onto the existing residence.

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

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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 is an existing single family residence located on the property. The applicant is proposing to construct a single car garage on the property. The applicant has indicated that the proposed garage will have steel siding that matches the single family structure. The proposed colors are "Coastal Sage", "Cape Cod Gray", "Adobe Cream", "Monterey Sand" and "Tuscan Clay".

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. All setbacks 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.