

STAFF REPORT

July 9, 2009

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**No. 09PD025 - Planned Residential Development - Initial and Final Development Plan**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Pennington County Housing & Redevelopment Commission
AGENT	FourFront Design, Inc.
PROPERTY OWNER	Pennington County Housing and Redevelopment Authority
REQUEST	<b>No. 09PD025 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 1 thru 5 and Lots 13 thru 18 of Block 1 of MacArthur Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.10 acres
LOCATION	West of Wood Avenue between Doolittle Street and MacArthur Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/12/2009
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved with the following stipulations:

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the structures;
2. A minimum 3 foot side yard setback be provided and a minimum of 13 feet of separation between structures be provided;
3. All provisions of the Low Density Residential District shall be met unless otherwise

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- specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment;
4. The proposed structures shall conform architecturally to the plans and elevations submitted;
  5. All International Fire Codes shall be continually met;
  6. Prior to issuance of a building permit the applicant must obtain a Flood Plain Development Permit;
  7. Prior to issuance of a building permit an Erosion and Sediment Control Permit shall be obtained;
  8. Prior to issuance of a building permit, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department;
  9. Prior to issuance of a building permit the applicant must record an access easement at the Pennington County Register of Deeds office or obtain a Developmental Lot agreement for the existing encroachments; and,
  10. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The property is located west of Wood Avenue between Doolittle Street and MacArthur Street. Eleven single family residences are currently located on the property. The applicant is requesting to reduce the minimum required side yard from 8 feet to three feet for the proposed garages on the various lots throughout the development.

STAFF REVIEW: Staff has reviewed the Planned Residential Development and has noted the following issues:

Setbacks: The Low Density Residential Zoning District requires a minimum 8 foot side yard setback for residential structures. However, the Planning Commission and City Council have allowed reduced setbacks within Planned Residential Developments for various residential developments throughout Rapid City. In addition, the closest distance between structures will be 13 feet between the proposed garages on Lots 15 and 16. Also, all the lots are currently owned and maintained by Pennington County Housing and Redevelopment Authority. As such, staff is recommending that a minimum 3 foot side yard setback be provided and a minimum of 13 feet of separation between structures be provided. All provisions of the Low Density Residential Zoning District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Residential Development or a subsequent Major Amendment.

Design Features: The applicant's site plan shows that there are existing single family residences located on the property. The applicant is proposing to construct single car garages on the property. The applicant has indicated that the proposed garages 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".

Flood Plain: Staff noted that a portion of the property is located within the 100 Year Federally

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Designated Flood Plain. As such, staff recommends that prior to issuance of a building permit the applicant must obtain a Flood Plain Development Permit.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. The applicant submitted an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual. However, the applicant has not obtained the Erosion and Sediment Control Permit. As such, staff recommends that prior to issuance of a building permit an Erosion and Sediment Control Permit shall be obtained.

Redline Comments: Staff is recommending that prior to issuance of a building permit, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Easements: Staff noted that an existing playground for the development crosses several lot lines. Staff recommends that prior to issuance of a building permit the applicant must record an access easement at the Pennington County Register of Deeds office or obtain a Developmental Lot agreement for the existing encroachments.

Staff is recommending that the Planned Residential Development – Initial and Final Development Plan be approved with the stipulations as indicated above.