

STAFF REPORT
September 10, 2009

No. 09PD038 - Planned Residential Development - Initial and Final Development Plan **ITEM 28**

GENERAL INFORMATION:

APPLICANT/AGENT	Kathy L. Webb
PROPERTY OWNER	Kathy L. Webb
REQUEST	No. 09PD038 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 16 of Melody Acres Subdivision No. 2, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.23 acres
LOCATION	2801 Cactus Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	No Use District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	8/14/2009
REVIEWED BY	Karen Bulman / Karley Halsted

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 construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. An Erosion and Sediment Control Permit shall be obtained prior to obtaining a Building Permit;
3. The proposed one stall garage shall be of the same materials and same roof pitch as the residence;
4. An exception is hereby granted to allow one off-street parking space to be provided in lieu of the two required spaces;
5. The off-street parking space and driveway shall be paved;
6. A 4 foot wide sidewalk shall be constructed and located 1 foot off the property line in the public right-of-way; and,

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7. 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 applicant has submitted an Initial and Final Development Plan to construct a single family residence on the property. The applicant plans to place a Governor's House with an attached garage on the property. A mobile home was located on the property but has been removed.

This property was recently annexed (08AN011) and is located in the South Valley Drive area. The Southeast Area Neighborhood Future Land Use Plan indicates that Mobile Home Residential land use with a Planned Residential Development is the appropriate land use for this property. The City is rezoning the property from No Use District to Mobile Home Residential District (09RZ034) in conjunction with this Planned Residential Development. Any uses allowed in Low Density Residential Districts are allowed as a permitted use in Mobile Home Residential Districts. As such, the single family structure is allowed in the Mobile Home Residential District.

STAFF REVIEW: Staff has reviewed the Initial and Final Commercial Development Plan and has noted the following considerations:

Garage: The proposed attached garage will be located in front of the house. The one stall garage will be 24 feet wide and 24 feet long with one 16 foot wide by 8 foot high overhead door and of the same roof pitch and materials as the house.

Parking: Two 9 feet wide by 18 feet long off-street parking spaces are required for single family structures. One parking space will be located in the proposed garage. Typically, tandem parking spaces are not allowed. Due to the topography of the land and the single stall garage attached to the Governor's House, staff is recommending that an exception be granted to allow one off-street parking space in lieu of the two required spaces. The proposed off-street parking plan identifies access to the property being taken from the paved Cactus Drive. Section 17.50.270.I of the Rapid City Municipal Code indicates that the driveway beginning at the street to the garage or a minimum of the first 50 feet of driving surface into a property must be paved.

Sidewalk: Sidewalks are required as part of a Building Permit application. The Street Design Criteria Manual indicates that a property line sidewalk shall be 4 feet wide and located 1 foot off the property line in public right-of-way.

Permits: A Building Permit must be obtained prior to the construction of the house on the lot and a Certificate of Occupancy Permit must be obtained prior to use. Prior to obtaining a building permit, a grading and erosion control plan, in accordance with the Storm Water Quality Manual, shall be submitted for review.

Notification Requirement: As of this writing, the required sign has been posted on the property but the receipts for the certified mailing have not been returned. Staff will notify the Planning

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Commission at the September 10, 2009 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or comments regarding this proposal.