

STAFF REPORT  
September 24, 2009

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**No. 09PD041 - Major Amendment to a Planned Residential Development**      **ITEM 13**

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GENERAL INFORMATION:

APPLICANT/AGENT	Pennington County Housing & Redevelopment Commission
PROPERTY OWNER	Pennington County Housing and Redevelopment Authority
REQUEST	<b>No. 09PD041 - Major Amendment to a Planned Residential Development</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 (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Medium Density Residential District
East:	Low Density Residential District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/28/2009
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development 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 11 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, a Permit to Work in the Right-of-way shall be obtained for the new approaches on Doolittle Street;
  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, a copy of the recorded access easement providing access to the community playground for all eleven lots shall be submitted for review and approval; and,
  9. 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 setback from 8 feet to 3 feet for the proposed garages on the various lots throughout the development.

On July 9, 2009, a Planned Residential Development – Initial and Final Development Plan (09PD025) was approved with stipulations for attached and detached garages on the property. The applicant is submitting a revision to those plans to construct garages on the property with only one garage being detached.

**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 11.21 feet between the proposed garage and residential structure on Lots 13 and 14. 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 11 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.

**Permit:** Two of the proposed garages on Lots 1 and 2 will not be perpendicular to Doolittle Street. The existing driveways will be removed and the driveways relocated using access from Doolittle Street. As such, prior to construction of the new approaches on Doolittle Street, a Permit to Work in the Right-of-way must be obtained.

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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".

Fire Sprinklers: Although fire sprinklers are not required, the Fire Department staff strongly encourages the retrofit of all single family dwellings and attached garages with approved 13D residential fire sprinkler systems.

Flood Plain: The previously approved Planned Development indicated that the garages were located in drainage areas. This application indicates that the garages have been removed from drainage areas. Staff noted that the proposed garages will not be within the portion of property located within the 100 Year Federally Designated Flood Plain. As such, a Flood Plain Development Permit is not needed.

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. Prior to issuance of a building permit an Erosion and Sediment Control Permit shall be obtained.

Easements: Staff noted that an existing playground for the development crosses several lot lines. Legal access Staff recommends that prior to issuance of a building permit the applicant must submit a copy of the recorded access easement, providing access to the Community Playground for all 11 lots, for review and approval.

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