

STAFF REPORT
October 22, 2009

No. 09SR087 - SDCL 11-6-19 Review to allow structures on public property and to extend public utilities **ITEM 21**

GENERAL INFORMATION:

APPLICANT	Pennington County Housing & Redevelopment Commission
AGENT	Lund Associates LTD
PROPERTY OWNER	Pennington County Housing and Redevelopment
REQUEST	No. 09SR087 - SDCL 11-6-19 Review to allow structures on public property and to extend public utilities
EXISTING LEGAL DESCRIPTION	Lots 21 thru 34 of Block 16 of Blakes Addition and the north 40 feet of East St. Louis Street between Racine Street and LaCrosse Street all located in the SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.33 acres
LOCATION	101 and 115 LaCrosse Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District - General Commercial District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/25/2009
REVIEWED BY	Patsy Horton / Mary Bosworth

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow structures on public property and to extend public utilities be approved if the following issues are addressed prior to Planning Commission approval:

1. A revised site plan must be submitted demonstrating that the fire truck turnaround route does not impact the parking space located adjacent to the area designated as "Fire

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Lane" between the proposed structures or the parking space must be relocated and/or eliminated from the site.

GENERAL COMMENTS: The applicant is requesting approval of an SDCL 11-6-19 Review to allow the construction of two apartment buildings with five dwelling units in each structure (#09SR087). The applicant has submitted a companion item for approval of a Preliminary Plat to combine thirteen existing lots into one lot. The lots are described as Lots 21 - 34, Block 16, and 40 feet of the vacated right of way of East St. Louis Street between Racine and LaCrosse Street in Blakes Addition. The physical addresses for the properties are 101 and 115 LaCrosse Street. The property is owned by the Pennington County Housing and Redevelopment Commission and is currently vacant.

A preliminary plat (#05PL1066) combining these thirteen lots was approved in 2005 in conjunction with approval of an SDCL 11-6-19 Review to demolish and reconstruct two apartment buildings (#05SR059); however, the plat approval expired prior to submission of the Final Plat and new construction standards apply, thus making the previous approval null and void.

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 publicly owned land requiring that the Planning Commission review and approve the proposed construction.

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 Review and has noted the following considerations:

Parking: Section 17.50.270 of the Rapid City Municipal Code requires that 15 parking spaces shall be provided for the proposed uses on the property. The applicant's parking plan indicates 27 parking spaces and appears to be in compliance with the City's adopted Off-Street Parking Regulations.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Based on the size of the proposed structures and the size of the lot, 46,430 landscaping points are required. The landscaping plan provided indicates that 56,000 landscaping points will be provided. Staff noted that the applicant has submitted a landscape plan confirming that the site complies with the requirements of Section 17.50.300(E).

Elevations: Elevations of the proposed building submitted with the application indicates one and two story structures with pitched gable roofs and covered entry porches. Earth tone lap siding, fiberglass asphalt shingles, and aluminum double-hung windows are to be used on the exterior of the proposed buildings. Patios will be located on the rear sides of the

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structures.

Lighting: The parking lot will include six light poles as well as six wall mounted lighting on the units. All lighting will be designed to be reflected within the property boundary so as not to shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorists or constitute a nuisance of any kind.

Dumpster: A screened dumpster will be located on the north side of the property. Screening will be a five foot high solid wood fence.

Wastewater system: Staff noted that the wastewater system plans submitted appear to be designed in compliance with the City of Rapid City Standard Specifications for Public Works Construction, 2007 Edition.

Fire codes: The submitted plans indicate the structure will be fully sprinklered. All residential occupancies will be monitored by a fire alarm panel. The submitted plans identify an on-site fire hydrant located between the two structures as required for residential structures. All other requirements of the 2003 International Fire Code must be continually met.

Fire truck turnaround: The site plan identifies that the fire truck turning movements encroach into one handicapped accessible parking space. As such, prior to Planning Commission approval, a revised site plan must be submitted demonstrating that the fire truck turnaround route does not impact the parking space located adjacent to the area designated as "Fire Lane" between the proposed structures or the parking space must be relocated and/or eliminated from the site. Please note that a minimum of 15 parking spaces must be provided for the proposed use.

Pedestrian Access: The applicant's site plan identifies a 4 foot wide sidewalk located along the east property line in the public right-of-way as required. Additionally, the applicant's site plan identifies a pedestrian connection along the north side of the driveway extending from LaCrosse Street to the parking area.

Sign: A temporary sign is indicated on the site plan. A 4 foot by 8 foot sign will be located on steel posts adjacent to LaCrosse Street to indicate the construction information of the ten units. A sign permit shall be obtained prior to installation of the sign.

Building Permits: Prior to construction, a Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy.

Setbacks: The Medium Density Residential District requires a minimum 25 foot setback from the front and rear property lines and a minimum 12 foot setback from the side property lines. Staff noted that the proposed construction complies with the minimum setback requirements of Section 17.12.050 of the Rapid City Municipal Code.

Air Quality Permit: Staff noted that an Air Quality Permit shall be obtained if more than one acre is disturbed.

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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. As such, the applicant's stormwater management plan appears to be in compliance with the City's adopted Stormwater Quality Manual.

Drainage and Grading: Staff noted that the drainage and grading plans submitted appear to be designed in compliance with the Rapid City Drainage Criteria Manual and City of Rapid City Standard Specifications for Public Works Construction, 2007 Edition.

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.

Staff recommends that the SDCL 11-6-19 Review to allow structures on public property and to extend public utilities be approved.