

STAFF REPORT

March 4, 2010

No. 10PD012 - Planned Residential Development - Initial and Final Development Plan

ITEM 27

GENERAL INFORMATION:

APPLICANT/AGENT	Kenneth and Renee Rose
PROPERTY OWNER	Kenneth and Renee Rose
REQUEST	No. 10PD012 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 31 of Melody Acres No. 2, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.22 acres
LOCATION	2708 Cactus Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Mobile Home Residential District (Planned Residential Development)
South:	No Use District
East:	No Use District
West:	No Use District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	2/8/2010
REVIEWED BY	Jim Flaaen / Karley Halsted

RECOMMENDATION:

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

1. Prior to Planning Commission approval, a grading and drainage plan shall be submitted for review and approval;
2. All provisions of the Mobile Home Residential Zoning District shall be continually met;
3. A Building Permit shall be obtained prior to construction and a Certificate of Occupancy shall be obtained prior to occupancy;
4. A Mobile Home Hookup Permit shall be obtained prior to locating a mobile home on the property;
5. Two off-street parking spaces shall be provided and the off-street parking spaces and the driveway shall be paved as per the City's adopted parking regulations;
6. The mobile home shall be installed and the property shall be developed as per the

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- approved site plan; and,
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 submitted an Initial and Final Planned Residential Development to install a mobile home on the property. The applicant plans to install a 28 foot wide by 50 foot long mobile home on the property, install a new water line and install a paved driveway and parking area. A mobile home currently is located on the property but will be removed for the new structure.

The property was annexed into the City (#08AN011) and is located south of S.D. Highway 44, east of South Valley Drive on Cactus Drive. The Southeast Connector 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 (#10RZ004).

The property is located on the north side of Cactus Drive, east of South Valley Drive and south of S.D. Highway 44. A mobile home is currently located on the property.

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

Parking: Two 9 feet wide by 18 feet long off-street parking spaces are required for single family structures. The submitted site plan identifies a 35 foot paved driveway to be installed on the property. The driveway is proposed to be widened from 10 feet at Cactus Drive to 20 feet wide to provide the required two off-street parking spaces. The driveway will take access from the paved Cactus Drive. Section 17.50.270.I of the Rapid City Municipal Code requires that the driveway beginning at the street and extending to the parking slab or a minimum of the first 50 feet of the driving surface into a property must be paved.

Staff recommends that the driveway and parking areas be constructed as per the approved plans and that all parking areas continually comply with the City's adopted parking regulations.

Setbacks: The Mobile Home Residential Zoning District requires that side yards shall not be less than 8 feet in width. The applicant's site plan identifies a 5 foot wide by 8 foot long deck on the east side of the structure that extends into the required side yard setback. The deck extends into the required side yard setback 6 inches. However, Section 17.50.250(A)(11) states that nonenclosed porches may extend into the setback "not to exceed 6 feet". As such, the proposed structure is not in conflict with any of the required setbacks.

Staff recommends that the mobile home and associated decks be constructed as per the approved site plan.

Grading and Drainage: A grading and drainage plan was not submitted with the application.

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Prior to Planning Commission approval, a grading and drainage plan must be submitted for review and approval.

Permits: A Mobile Home Hookup Permit must be obtained prior to locating a mobile home on the property and a Building Permit must be obtained prior to construction of the decks.

Notification Requirement: As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 4, 2010 Planning Commission meeting if this requirement has not been met. Staff has not received any inquiries or objections to the proposed request.

Staff recommends that the Initial and Final Planned Residential Development be approved with the stipulations as outlined above.