

STAFF REPORT
March 25, 2010

No. 10PD014 - Planned Residential Development - Initial and Final Development Plan **ITEM 37**

GENERAL INFORMATION:

APPLICANT/AGENT	David and Brenda Rohrer
PROPERTY OWNER	David and Brenda Rohrer
REQUEST	No. 10PD014 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 8 of Melody Acres No. 2, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.22 acres
LOCATION	2805 Cactus Drive
EXISTING ZONING	Mobile Home Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	No Use District
South:	Mobile Home Residential District
East:	Mobile Home Residential District (Planned Development Designation)
West:	No Use District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	2/22/2010
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. Prior to Planning Commission approval, a revised site plan shall be submitted showing dimensions for the off-street parking areas and that a paved driveway shall be installed on the property;
3. A Building Permit shall be obtained prior to construction of the modular home and a Certificate of Occupancy shall be obtained prior to occupancy;
4. Two off-street parking spaces shall be provided and the off-street parking spaces and the driveway shall be paved per the City's adopted parking regulations;

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5. The modular home shall be installed and the property shall be developed as per the approved site plan; and,
6. 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 Planned Residential Development to install a modular home on the property. The applicant plans to install a 52 foot long by 24 foot wide modular home on the property and create a four foot crawl space. The property is currently void of any structural development.

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 property is zoned Mobile Home Residential District. A Planned Development Designation has been approved for this property (#09PD095).

The property is located on the south side of Cactus Drive, east of South Valley Drive and south of S.D. Highway 44. The property is currently void of any structural development.

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

Parking: Two 9 foot wide by 18 foot long off-street parking spaces are required for single family structures. The submitted site plan identifies a driveway to be located off of Cactus Drive onto the property. In a visit to the property on March 9, 2010, staff noted that the driveway was not paved. The site plan submitted with the application does not indicate that the driveway will be paved as per City requirements. The site plan is not drawn to scale and as such, staff cannot deduce if the driveway will sufficiently provide the two off-street parking spaces as required. Prior to Planning Commission approval, the applicant must provide a site plan drawn to scale that identifies that the driveway will be paved and that adequate space for two off-street parking spaces is being provided.

Grading and Drainage: A grading and drainage plan was not submitted with the application. Prior to Planning Commission approval, a grading and drainage plan must be submitted for review and approval.

Permits: A Building Permit must be obtained prior to the beginning of construction of the modular home and a Certificate of Occupancy obtained prior to occupancy.

Notification Requirement: As of this writing, the required sign has not been posted on the property and the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the March 25, 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

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with the stipulations as outlined above.