

STAFF REPORT
April 8, 2010

No. 10PD025 - Planned Residential Development - Initial and Final Development Plan **ITEM 38**

GENERAL INFORMATION:

APPLICANT	Heather LaCuran
AGENT	Jerry Pabst
PROPERTY OWNER	Don Smith
REQUEST	No. 10PD025 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 40 of Melody Acres No. 2, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.22 acres
LOCATION	2904 Cactus Drive
EXISTING ZONING	Mobile Home Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Mobile Home Residential District (Planned Development Designation)
South:	Mobile Home Residential District (Planned Development Designation)
East:	Mobile Home Residential District (Planned Development Designation)
West:	Mobile Home Residential District (Planned Development Designation)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/5/2010
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 revised site plan, drawn to scale, shall be submitted identifying the location of utility lines for review and approval;
2. Prior to Planning Commission approval, a revised site plan, drawn to scale, shall be submitted identifying dimensions for the paved off-street parking areas and that a paved

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- driveway shall be installed on the property;
3. Prior to Planning Commission approval, a drainage plan shall be submitted for review and approval;
 4. A Mobile Home Hookup Permit shall be obtained prior to locating a mobile home on the property;
 5. All provisions of the Mobile Home Residential Zoning District shall be continually met;
 6. The mobile home shall be installed and the property shall be developed as per the 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 has submitted an Initial and Final Planned Residential Development to install a mobile home on the property. The applicant plans to install an 80 foot long by 14 foot wide mobile home on the property. The property is currently void of any structural development.

The property was annexed into the City (#08AN011) effective June 4, 2009 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 (#09PD065).

The property is located on the north 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 site plan submitted with the application does not indicate that any off-street parking areas are being provided. As such, prior to Planning Commission approval, the applicant must provide a site plan, drawn to scale, that identifies a paved driveway and parking areas will be installed on the property in compliance with the City's adopted parking regulations.

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 Mobile Home Hookup Permit must be obtained prior to the installation of a mobile home on the property.

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 April 8, 2010 Planning Commission meeting if this requirement has not been met. Staff has not received any inquiries or objections to the

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proposed request at the time of this writing.

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