

STAFF REPORT  
June 24, 2010

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**No. 10PD039 - Planned Commercial Development - Initial and Final Development Plan**      **ITEM 7**

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GENERAL INFORMATION:

APPLICANT	J. Alan Johnson for Recreational Adventures, Co.
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Recreational Adventures, Co.
REQUEST	<b>No. 10PD039 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	A Tract of land located in Tract A of the SE1/4 SW1/4, Section 4, and the NE1/4 NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat recorded in Book 9 of Pages on Page 264, and more fully described as follows: beginning at the southwest corner of said Tract A; thence, first course, northwesterly along the westerly line of said Tract A, a distance of 130.00 feet; thence, second course, 90 degrees and northeasterly, a distance of 80.00 feet; thence, third course, 90 degrees southeasterly and parallel to the first course, a distance of 160.5 feet, more or less, to a point on the southeasterly line of said Tract A; thence, fourth course, southwesterly and along the southeasterly line of Tract A, a distance of 85.6 feet, more or less, to the point of beginning
PARCEL ACREAGE	Approximately 0.267 acres
LOCATION	3010 East Highway 44
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Development Designation)
East:	Low Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	Rapid Valley Sanitary District

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DATE OF APPLICATION                      5/25/2010  
REVIEWED BY                                Jim Flaaen / Karley Halsted

**RECOMMENDATION:**

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

1. Prior to issuance of a Certificate of Occupancy, sidewalk shall be installed along Lancer Drive as required by Section 12.16.080 of the Rapid City Municipal Code or an Exception shall be obtained from City Council;
2. Prior to issuance of a building permit, the applicant shall submit details of the proposed skirting around the mobile home to ensure it satisfies applicable provisions of the currently adopted International Fire Code;
3. All applicable provisions of the currently adopted International Fire Code shall be continually met;
4. The property shall be used as a caretaker's residence for the KOA Campground. Any change in use shall require a Major Amendment to the Planned Commercial Development;
5. A minimum of two off-street parking spaces shall be provided. In addition, all provisions of the Off-Street Parking Ordinance shall be continually met;
6. Any future commercial expansion of the property will require landscaping be provided as per the Landscape Ordinance;
7. The addition of any signage on the property shall require a Major Amendment to the Planned Commercial Development;
8. The buildings shall conform architecturally to the plans approved as part of this Major Amendment to the Planned Commercial Development. Modifications in the building elevations and design that are consistent with the approved elevations and structural development may be approved as a Minimal Amendment to the Planned Commercial Development;
9. The fence on the property shall continually comply with all requirements of the Fence Ordinance; and,
10. The Planned Commercial Development shall expire if the use is not undertaken 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 a Planned Commercial Development – Initial and Final Development Plan to allow for a caretakers residence on the property at 3010 East Highway 44. In particular, the applicant is proposing to install a 2,625 square foot mobile or modular home with a 240 square foot deck attached to the north side of the structure and a 36 square foot deck attached to the south side of the structure.

The property is zoned General Commercial District with a Planned Development Designation. Land located to the north and south is zoned General Commercial District with a Planned Development Designation. Land located to the east is zoned Low Density Residential District. Land located to the west is zoned General Commercial District.

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The property is located north of S.D. Highway 44 and west of Lancer Drive. The KOA Campground is currently located on the property.

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

Use: The property is proposed to be used as a caretaker's residence for the KOA Campground. A manufactured home as a caretaker's residence is a Conditional Use in the General Commercial Zoning District. Any change in use will require a Major Amendment to the Planned Commercial Development.

Design Features: The proposed structure is a manufactured or mobile home to be installed on the property. The proposed structure will be a mobile or modular home with a maximum height of 25 feet. The structure will have a pitched roof with asphalt or composite shingles and have wood, vinyl or steel siding. The structure will be colored with earth-toned colors or black and white. The structure will have two attached decks constructed of wood or composite construction. One of the decks will be 240 square feet and be located on the north or east side of the structure depending on the location of the primary access door. The second deck will be 36 square feet and be located on the south or west side of the structure depending on the location of the secondary access door.

Parking: The Off-Street Parking Ordinance requires that two off-street parking spaces be provided for single family residences. The site plan submitted by the applicant identifies that an asphalt driveway of 2,400 square feet will be installed from Lancer Drive and will include the two required off-street parking spaces. Staff recommends that the parking be installed as per the approved parking plan and continually comply with all requirements of the Off-Street Parking Ordinance.

Landscaping: The Landscape Ordinance requires that landscaping be provided in all General Commercial Zoning Districts. However, since the application as proposed is for a residential use, no landscaping is required. The applicant has indicated that all undeveloped areas with the Planned Development will be grassed. The applicant should be aware that any commercial expansion will require that landscaping be provided in accordance with the Landscape Ordinance.

Sidewalk: Chapter 12.16.080 of the Rapid City Municipal Code requires that sidewalks be provided along all street frontages for new or relocated buildings. The proposed caretaker's residence will have frontage along Lancer Drive. As such, sidewalks are required to be installed. The applicant must submit a revised site plan showing the location of sidewalks along Lancer Drive or obtain an Exception from City Council. The applicant has indicated that they will be submitting a request to waive the requirement to install sidewalk to City Council. As such, prior to issuance of a Certificate of Occupancy, sidewalk must be installed along Lancer Drive as required by Section 12.16.080 of the Rapid City Municipal Code or an Exception must be obtained from City Council.

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Fence: The site plan submitted by the applicant has indicated that a perimeter fence will be installed around the property. The fence is proposed to be 4 feet in height and will be constructed of chain link, wood, PVC or composite material. The fencing must continually comply with all requirements of the Fence Ordinance, Chapter 15.40, of the Rapid City Municipal Code.

Signage: No signage is being proposed as a part of this Initial and Final Development Plan. The addition of a sign package will require a Major Amendment to the Planned Commercial Development.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the June 24, 2010 Planning Commission meeting if these requirements have not been met.

Staff recommends that the Planned Commercial Development – Initial and Final Development Plan be approved with the stipulations as identified above.