

STAFF REPORT
May 5, 2011

No. 11PD017 - Initial and Final Residential Development Plan

ITEM 15

GENERAL INFORMATION:

APPLICANT	Dale Salway HeSapa New Life
PROPERTY OWNER	Dakota District of the Wesleyan Church
REQUEST	No. 11PD017 - Initial and Final Residential Development Plan
EXISTING LEGAL DESCRIPTION	Lots A, C, E, F and G, Lots 6 thru 7, Lot 8 less Lot H1, Lot 9 less Lot H1, and Lots 10 thru 13 all located in Block 2 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.93 acres
LOCATION	415 MacArthur Street
EXISTING ZONING	Low Density Residential District - Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District - Low Density Residential District (Planned Residential Development)
South:	Medium Density Residential District
East:	Low Density Residential District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/8/2011
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

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

1. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval indicating that the location of the proposed garage will not be located within 10 feet of the outside of the 72 inch regional storm drainage pipe;
2. Prior to Planning Commission approval, a drainage easement for access to the regional drainage pipe shall be secured;
3. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing the current driveway alignment and indicating that the driveway will be paved;

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4. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing a minimum of one "van" handicap accessible parking space and indicating that the parking lot and all loading and turnaround areas will be paved;
5. The Planned Residential Development shall allow for a storage garage to be located on the property as an accessory use to the church. Other uses permitted within the Medium and Low Density Residential Zoning Districts shall be allowed as a Minimal Amendment to the Planned Commercial Development requiring the review and approval of the Growth Management Director. Conditional Uses allowed within the Low and Medium Density Residential Districts shall require a Major Amendment to the Planned Residential Development;
6. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;
7. Prior to issuance of a building permit, a Developmental Lot Agreement shall be secured for Lots A, C, E, F and G, Lots 6 thru 7, Lot 8 less Lot H1, Lot 9 less Lot H1, and Lots 10 thru 13 all located in Block 2 of Mac Arthur Subdivision, Section 25, T2N, R7E;
8. Prior to issuance of a building permit, an Erosion and Sediment Control Plan shall be submitted for review and approval;
9. Prior to issuance of a building permit, a grading plan and a drainage report shall be submitted for review and approval;
10. Prior to issuance of a building permit, a drainage report for the proposed garage and parking lot shall be submitted for review and approval;
11. The currently adopted International Fire Code shall be continually met;
12. All provisions of the Low and Medium Density Residential Districts shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Residential Development or a subsequent Major Amendment; and,
13. 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 Residential Development Plan to allow for the addition of a 2,400 square foot storage building, located at 415 MacArthur Street. The current uses on the property include a church, a child care center, office and residence building, a second residence building, and two storage buildings.

On February 18, 2010, the Planning Commission approved a Conditional Use Permit for a child care center on the property.

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

Building: The applicant proposes to construct a 40 foot by 60 foot storage garage on property east of 404 Anamosa Street. The building will be one story, made of wood construction and siding. The garage will be used for storage of donated goods that will be distributed to the surrounding Native American reservations as a ministry that is accessory to the church. The goods will be received and distributed monthly or quarterly. The building will also include four shower stalls and two bathrooms to be used by workers who volunteer at the site during the summer months.

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Storm Drainage: There is a 72 inch storm drain pipe traversing the lot that carries regional flows. The location of the storm drainage pipe on this property must be identified to ensure that the pipe and easement will not conflict with the proposed storage building. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval indicating that the proposed garage is not within 10 feet of the outside wall of the storm drain pipe. In addition, a drainage easement must be secured for access to the drainage pipe.

Drainage: A drainage report must be submitted prior to obtaining a building permit, demonstrating that discharge from proposed improvements will not exceed historic flow rates.

Permits: A building permit must be obtained prior to any construction. Prior to obtaining a building permit, an Erosion and Sediment Control Plan must be submitted. A grading plan must be submitted prior to any proposed grading.

Driveway: The applicant has proposed to change the driveway location to line up with Wood Avenue. Although staff believes this to be a better alignment, Anamosa Street is currently being rebuilt and changes to the curb cuts at this time would cause additional delays in the street reconstruction. As such, staff requests that the site plan be revised to indicate that the driveway alignment remain as it is currently. The first 50 feet of the driveway must be paved.

Parking: The applicant has indicated that a parking lot for 3 parking spaces will be located adjacent to the storage garage. The Rapid City Municipal Code states that anytime a parking lot is proposed, a minimum of one space must be handicapped van accessible. The site plan must be revised to include the van accessible handicap space. The parking lot and all loading and turnaround areas must be paved.

Developmental Lot: A garage is not allowed on a lot without a residence in the residential zoning districts. A Developmental Lot for all the parcels would allow the placement of the garage on the property. Prior to obtaining a building permit, a Developmental Lot must be recorded at the Register of Deeds.

Notification Requirements: As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the May 5, 2011 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

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