No. 11PD030 - Initial Residential Development Plan   ITEM 24

GENERAL INFORMATION:

APPLICANT	Bob Akers - Deluxe, LLC
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Deluxe, LLC - Robert Akers
REQUEST	**No. 11PD030 - Initial Residential Development Plan**
EXISTING LEGAL DESCRIPTION	Lots 1 through 3 of Block 16 of Feigels Addition located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.63 acres
LOCATION	815 East New York Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District - General Commercial District (Planned Commercial Development)
East:	Light Industrial District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	6/24/2011
REVIEWED BY	Fletcher Lacock / Karley Halsted

RECOMMENDATION:
Staff recommends that the Initial Residential Development Plan be continued to the **September 8, 2011,** Planning Commission meeting.

GENERAL COMMENTS:
(Update August 25, 2011. All revised and/or added text is shown in bold.) This item was continued at the August 4, 2011 Planning Commission meeting to allow the applicant to submit additional information as identified below. As of this writing, the additional information has not been submitted for review and approval. As such, staff is recommending that this item be continued to the September 8, 2011, Planning Commission meeting to allow the applicant to submit the additional information as required.

(Update August 4, 2011. All revised and/or added text is shown in bold.) This item was

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continued at the July 21, 2011, Planning Commission meeting to allow the applicant to submit additional information as identified below. As of this writing, the additional information has not been submitted for review and approval. As such, staff is recommending that this item be continued to the August 25, 2011 Planning Commission meeting to allow the applicant to submit the additional information as required.

The applicant has submitted an Initial Residential Development Plan in conjunction with a Vacation of Right-of-Way application (File #11VR003). In particular, the applicant is proposing to replace 75 existing mobile homes with 100 two story, wood frame manufactured homes on approximately 4.63 acres. The existing private sewer and water mains servicing the mobile home park will also be replaced as part of this project.

In 1998, a Planned Residential Development (File #98PD025) was submitted for a Mobile Home Park on the above property. Council denied without prejudice the request in order to allow the applicant to work with Staff to address outstanding issues. Expansion of a legal non-conforming use triggers the requirement to meet current regulations.

The property is located north of East Chicago Street, west of North Cherry Street, south of East New York Street and East of Pine Street. There are currently 75 mobile homes located on the property. The property is the Deluxe Mobile Home Park.

STAFF REVIEW:
As noted above, a mobile home park currently exists on the property. The applicant is proposing to remove the 75 existing mobile homes and replace them with 100 manufactured stick built homes. As such, the design standards allowed for a mobile home park are not applicable to the applicant's proposed residential design plan. On July 12, 2011, staff met with the applicant and his consultants to discuss design issues for the proposed development. With the applicant's concurrence, staff is recommending that the Initial Residential Development Plan be continued to allow the applicant to address the following issues:

- The site plan currently shows the adjacent right-of-way proposed to be vacated as a part of the applicant's property. However, there are existing utilities within portions of this right-of-way. As such, the Vacation of Right-of-Way request must be revised to eliminate this portion of right-of-way from the vacation request. Subsequently, the site plan submitted with this application must be revised to reflect this change;

- The site plan must be revised to show sidewalks along the adjacent streets in order to secure safe pedestrian access for the development;

- The utility design plan must be revised to comply with Ten State Standards. In addition, the site plan must be revised to reflect the change. The existing utilities must also be abandoned;

- A drainage plan must be submitted for review and approval. In addition, the site plan must be revised as needed to provide on-site detention for the proposed development;

- The structural layout on the site must be revised to provide sufficient setbacks and separation between the dwelling units to the street and to provide open space within the development. At the above referenced meeting, it was discussed that a mix of

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townhome(s) and/or single family homes may be more suited to the property due to the densities desired by the applicant. Another option discussed was the layout of single family homes side by side and back to back in a "row house" design in order to provide open space and sufficient parking on the property;

- The site plan must be revised to show the location of garbage receptacle(s) and areas designated for snow removal;

- The parking plan must be revised demonstrating compliance with the City's adopted Parking Regulations;

- An Exception must be obtained to reduce the corner clearance requirements for proposed driveway location(s);

- An Erosion and Sediment Control Plan must be submitted for review and approval;

- A signing and pavement marking plan must be submitted for review and approval to verify circulation and parking; and,

- All red line comments must be addressed.

Staff recommends that the Initial Residential Development Plan be continued to the **September 8, 2011,** Planning Commission meeting to allow the applicant to address the issues as identified above.