

STAFF REPORT  
November 23, 2011

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**No. 11PD040 - Initial and Final Residential Development Plan to allow a single family residence**      **ITEM 6**

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GENERAL INFORMATION:

APPLICANT	Ralph Siemonsma - Siemonsma Construction, Inc.
PROPERTY OWNER	Siemonsma Construction, Inc.
REQUEST	<b>No. 11PD040 - Initial and Final Residential Development Plan to allow a single family residence</b>
EXISTING LEGAL DESCRIPTION	Lot 5 of Block 7 of Auburn Hills Subdivision located in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .25 acres
LOCATION	4650 Misty Woods Lane
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (Planned Development Designation)
East:	Medium Density Residential District (Planned Development Designation)
West:	Medium Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	10/28/2011
REVIEWED BY	Fletcher Lacock / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Initial and Final Residential Development Plan to allow a single family residence be approved with the following stipulations:

1. A Certificate of Occupancy shall be obtained prior to occupancy;
2. All applicable provisions of the International Fire Code shall be continually met;
3. The proposed structure shall continue to conform architecturally to the elevations and design plans submitted as part of this Initial and Final Planned Residential Development;
4. All provisions of the Medium Density Residential Zoning District shall be met unless an exception is specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment; and,

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5. 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 a single family residence and a privacy fence. The property is zoned Medium Density Residential with a Planned Development Designation. This Initial and Final Planned Residential Development is required by ordinance to bring the property into compliance with the Rapid City Municipal Code.

On October 9, 2003, the Planning Commission approved a Planned Development Designation (File #03PD051) with stipulations, including the above property.

On November 20, 2008, a Final Plat (File #08PL152) was approved, including the above property.

The property is located southeast of the intersection of Misty Woods Lane and Auburn Drive. Currently, a single family home is being constructed on the property.

STAFF REVIEW:

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

Structure: A single family residence has been constructed on the property. The residence is a one story structure with earth toned siding. The property is zoned Medium Density Residential District and the proposed residence is in compliance with Chapter 17.12 of the Rapid City Municipal Code. However, the property has a Planned Development Designation and the Initial and Final Planned Residential Development is needed to bring the property into compliance with Chapter 17.50.060 of the Rapid City Municipal Code. The proposed structure must continue to conform architecturally to the elevation and design plans submitted as part of this Initial and Final Planned Residential Development. A Certificate of Occupancy must be obtained prior to occupancy.

Fence: The applicant is constructing a privacy fence on the north, east and south property lines. The proposed fence will be four feet high in the second front yard and six feet high in the rear and side yards. The proposed fence is in compliance with Chapter 15.40 of the Rapid City Municipal Code.

Notification Requirement: As of this writing, the white slips and green cards from the certified mailing have not been returned and the required sign has not been posted on the property. Staff will notify the Planning Commission at the November 23, 2011 Planning Commission meeting if these requirements have not been met.