



CITY OF RAPID CITY

Growth Management Department

300 Sixth Street

Rapid City, South Dakota 57701-2724

Brad Solon, Building Official
Development Service Center
City web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: brad.solon@rcgov.org

MEMO

TO: Public Works Committee
FROM: Brad Solon, Building Official
DATE: January 25, 2006
SUBJECT: Evergreen Apartments

Concerning the Evergreen Apartments, the first building permit application for the two 16 unit apartments was received on March 29, 2005 and reviewed by staff on April 5, 2005. The application was for one 16 unit apartment on Lot A of Lot 14, and one 16 unit apartment on lot B of Lot 14. The application was approved by ADA, Air Quality, Fire Department and Growth Management Planning. However, Growth Management Engineering denied the application and requested a resubmit.

Building Permit

The building permit was issued on June 6, 2005 for both buildings, garages, parking, landscaping, screening, approaches in the right-of-way, and drainage improvements.

Plans were received by staff on January 10, 2006 concerning some revisions to the site plans and to the buildings. Those revised plans were approved by staff on January 17, 2006.

As of January 18, 2006 the house on 1626 Evergreen Drive has been demolished, the soil in the area where the house was located has been compacted, and the rough grading has been done on the lot. Also, Scull Construction is working with Black Hills Power to move a power line on the property.

Addressing issue

Concerning the addresses for the 16 unit apartments on Lot A of Lot 14, the west apartment building has been assigned an address of 1626 Evergreen Drive. This was the old address for the house previously located on the site.



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The building on Lot B of Lot 14 is addressed as 3241 Harmony Lane. The address is Harmony Lane since access is being provided from Harmony Lane via an access easement across the property located at 3237 Harmony Lane.

Access issue

There is one point of access to each apartment building. Lot A of Lot 14 has access directly from Evergreen Drive along the western property boundary. Lot B of Lot 14 has access via an easement to Harmony Lane. As described above, in order to eliminate through traffic from Lot A of Lot 14 to Lot B of Lot 14 gates block access between the two lots.

Setbacks

Also, attached is a previous memo to the Public Works committee concerning the setbacks for the Evergreen Apartments. The memo was acknowledged at the August 30, 2005 Public Works meeting (PW083005-20), and on the September 6, 2005 City Council meeting. (Public Works consent calendar item #86).

Please contact staff if you have any additional questions.