

STAFF REPORT

November 9, 2000

PRD #00PD050 - Major Amendment to a Planned Residential Development to reduce the front yard setback to zero feet

ITEM 12

GENERAL INFORMATION:

PETITIONER	Barbara Van Ekeren
REQUEST	PRD #00PD050 - Major Amendment to a Planned Residential Development to reduce the front yard setback to zero feet
LEGAL DESCRIPTION	Lot 2, HillsvieW Condominiums, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .40 acres
LOCATION	Approximately 1/8 mile south of the intersection of HillsvieW Drive and Raider Road
EXISTING ZONING	Medium Density Residential (PRD)
SURROUNDING ZONING	
North:	Medium Density Residential
South:	Medium Density Residential (PRD)
East:	Medium Density Residential
West:	Medium Density Residential
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to reduce the front yard setback to zero feet be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Major Amendment, a topographic and grading plan shall be provided to ensure that the building location is feasible;
2. Prior to issuance of a Building Permit, the petitioner shall have paid the applicable Red Dale Drainage Basin fees;
3. Prior to issuance of a Certificate of Occupancy, the petitioner shall have installed a stop sign at the HillsvieW Drive intersection;

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Fire Department Recommendations:

4. Prior to City Council approval of the Major Amendment, the petitioner shall submit information regarding the proposed driveway grades, subject to Fire Department approval;

Urban Planning Division Recommendations:

5. Building height cannot exceed three stories or thirty-five feet as defined by the Rapid City Zoning Ordinance;
6. The subject property may be used for either single-family or duplex uses; and,
7. Prior to issuance of a Certificate of Occupancy for the structure, all landscaping identified on the site plan shall be installed or the petitioner shall have posted financial surety with the City to cover the cost of the installation.

GENERAL COMMENTS: The petitioner has submitted this request for a Major Amendment to a Planned Residential Development to reduce two of three front yard setbacks to zero feet for a residential structure. The property in question is located at the intersection of the driveway entering the HillsvieW Condominiums and HillsvieW Drive. The property is currently undeveloped with much of the lot located on a steep hillside. According to the site plan submitted by the petitioner (see attached), the proposed structure would have a zero foot front yard setback at the northeast corner of the garage and at the southeast corner of the structure. The petitioner has indicated that it is her intention to construct a single-family home but has indicated that in the future it could be used as a duplex.

The original HillsvieW Planned Residential Development was approved by the City in 1985. That original approval allowed a total of twelve condominium units on five lots. There are currently a total of ten units developed on the site. Additionally, the original Planned Residential Development allowed for the use of an access easement for the twelve units in the subdivision and to provide access to adjoining property. Lot 2 was originally approved for a duplex. In 1993 a Major Amendment request to allow a four-plex on Lot 2 was denied without prejudice by the City Council due to concerns related to parking, increased traffic, access and overall density. As noted, the current request is to allow a single-family unit now with the ability to convert to a duplex at some future time.

STAFF REVIEW: Staff has reviewed this request and has noted the following issues:

Topographic/Grading Information, Driveway Grades: The Engineering Division has noted that the petitioner must submit topographic and grading plans to ensure the feasibility of constructing the 2,500 square foot structure given the steep topography. The Fire Department has requested that the petitioner provide information regarding the proposed driveway grades to ensure they comply with applicable City Standards.

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Single-Family vs. Duplex: As noted, the petitioner's plans are to use the structure for a single-family home. However, the petitioner has indicated she would like the future flexibility to use the structure as a duplex. Staff has noted that the original Planned Residential Development approved a duplex for this lot. Additionally, all applicable density and other Zoning Ordinance requirements are being met whether the structure is used as a single-family home or duplex.

Stop Sign: The Engineering Division has noted that the increased density of this development necessitates the installation of a stop sign at the intersection of the access easement and Hillsview Drive.

Staff has reviewed this proposed Major Amendment request and is recommending approval of the reduction in front yard setbacks due to the extreme topography associated with the lot, the irregular lot size, the small amount of buildable area on the lot, and the fact that the lot has three front yards. As of this writing, the receipts from the required notification of surrounding property owners have not been returned by the petitioner. The required sign has been posted on the property. Staff has received one inquiry regarding this request. The individual expressed no objections to the proposal.