

# STAFF REPORT

April 5, 2001

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**No. 01PD010 - Major Amendment to a Planned Residential Development to reduce a portion of the 25 foot front yard setback to 8 feet**      **ITEM 19**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc.
REQUEST	<b>No. 01PD010 - Major Amendment to a Planned Residential Development to reduce a portion of the 25 foot front yard setback to 8 feet</b>
LEGAL DESCRIPTION	Lot 25R, Block 1, Minnewasta Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .572 Acres
LOCATION	2101 Harney Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (PRD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to reduce a portion of the 25 foot front yard setback to 8 feet be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Major Amendment, the applicant shall submit a plat dedicating additional right-of-way for Harney Drive. The new front property line shall be one foot inside the sidewalk;

Urban Planning Division Recommendations:

2. Prior to Planning Commission approval of the Major Amendment, the applicant shall submit a detailed landscape plan to provide a buffer between the structure and the street; and,
3. The Major Amendment shall apply to the existing structure only. Any additions shall comply with a twenty-five foot (25') front yard setback or a Major Amendment to the Planned Residential Development shall be submitted.

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GENERAL COMMENTS: The applicant is requesting a reduced setback for an existing structure located on the north side of Harney Drive. During the approval of the Planned Residential Development, the applicant had indicated that a portion of the house was to be removed and the applicant would have constructed an addition on the east side of the residence. However in the final design of the drainage system for the development, additional area was reserved on the lot for a major drainage easement. This easement conflicts with the location of the proposed addition. The applicant has submitted surety for removal of a portion of the house that encroaches into the setback, but, is now requesting to reduce the setback.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Right-of-Way - As part of the original plat for this lot, Staff agreed to allow a portion of the curb, gutter and sidewalk to be located in a public access and utility easement. The Engineering Staff has indicated that while this was allowed to preclude the removal of a large portion of the residence, they would prefer to have these improvements located in public right-of-way. The Engineering Staff has requested that if the setback is reduced, additional right-of-way be provided. Engineering Staff requesting that the property be replatted with additional right-of-way to be dedicated one foot from the side walk. The location of the right-of-way/front property line would be consistent with the City standards.

Buffering - Based on the revised front property line as recommended by the Engineering Division, an eight foot (8') front yard setback would be created. However this is just at the corner of the house. To reduce the visual impact of a structure this close the street, Staff is recommending that a landscape buffer be provided. The design of the buffer should include a combination of deciduous and evergreen plant material to provide a year round buffer. Also, berming may be appropriate to provide some additional height for the screening.