

STAFF REPORT

April 26, 2001

No. 01PD014 - Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 15 feet

ITEM 38

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PD014 - Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 15 feet
LEGAL DESCRIPTION	Lots 3A and 3B of Autumn Hills Plaza Subdivision - II, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .362 Acres
LOCATION	At the southern terminus of Autumn Place
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Commercial District (PRD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 15 feet be denied.

GENERAL COMMENTS: On February 19, 2001, the City Council approved the Autumn Hills Plaza Phase II Planned Residential Development to allow 10 townhomes to be constructed on property located at the southern terminus of Autumn Place. (See file #00PD058.) The applicant is requesting a Major Amendment to the Autumn Hills Plaza Phase II Planned Residential Development to reduce the rear yard setback from 25 feet to 15 feet on Lots 3A and 3B of the proposed development.

The subject property is located along the east side of the cul-de-sac at the southern terminus of Autumn Place and is currently void of any structural development.

STAFF REVIEW: Autumn Hills Plaza Phase II Planned Residential Development was approved with the stipulation that a minimum 15 foot front yard setback and a minimum 25 foot rear yard setback to the principal structure(s) be maintained. The reduction in the front yard

STAFF REPORT

April 26, 2001

No. 01PD014 - Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 15 feet **ITEM 38**

setback from 25 feet to 15 foot was granted contingent upon a minimum 18 foot on-site parking apron being provided and a minimum 25 foot rear yard setback being maintained.

The applicant's site plan identifies that the townhomes located on Lots 3A and 3B will encroach into the required 25 foot rear yard setback by five feet and 6 feet, eleven inches, respectively. The applicant had proposed to reduce the rear yard setback as currently requested as a part of the Planned Residential Development approved earlier this year. The request to reduce the rear yard setback was not supported due to issues pertaining to Sheridan Lake Road and considerations being granted to reduce the front yard setback to 15 feet. Sheridan Lake Road abuts the rear lot line along this portion of the subject property. Sheridan Lake Road is classified as a Principal Arterial Road on the Major Street Plan. As such, staff cannot support the proposed reduction in the rear yard setback. In order to minimize any lighting or noise impacts created by traffic along Sheridan Lake Road and to protect the privacy and safety of the future townhome occupants, staff recommends that a minimum 25 foot rear yard setback be maintained. It appears that the proposed townhomes could be reduced in size or an alternate townhome design could be used in order to maintain the minimum 25 foot rear yard setback.

Public Comment and Notification: The receipts from the certified mailings have been returned. As of the writing of this document, the sign has not been posted on the property. Staff has not received any calls or inquiries regarding the proposal. Staff will notify the Planning Commission at the April 26, 2001 Planning Commission meeting if the sign has not been posted or if staff receives any calls or inquiries.