

STAFF REPORT

July 3, 2002

No. 02PD029 - Major Amendment to a Planned Residential Development ITEM 18

GENERAL INFORMATION:

PETITIONER	James Heald, Registered Land Surveyor for Robert and Rosemary Christol, Philip and Carolie Zacher, Mark and Shannon Ballard and the Autumn Hills Homeowner's Association
REQUEST	No. 02PD029 - Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	NW1/4 NW1/4 and the N1/2 SW1/4 NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.02 acres
LOCATION	West of Winterset Drive and south of Stoney Creek Court
EXISTING ZONING	Low Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District w/Planned Residential Development
East:	Low Density Residential District w/Planned Residential Development
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/07/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development be approved with the following stipulations:

Urban Planning Division Recommendations:

1. Prior to City Council approval of the Final Plat, the plat shall be revised to designate existing Outlot M as a utility easement;

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2. The utility easement (formerly Outlot M) shall be maintained as an open area and no fencing or other obstructions other than temporary fencing shall be placed within the easement precluding entry to the easement.

GENERAL COMMENTS: This request for a Major Amendment to a Planned Residential Development is the companion item to the Preliminary and Final Plat request (file #02PL063) to incorporate a .15 acre outlot into three existing lots in the Autumn Hills Subdivision and a Subdivision Regulations Variance request (file #02SV030) to waive the requirement to construct sidewalk along Winterset Drive and Stoney Creek Court where they abut the proposed lots. The property is located along the southern border of the Autumn Hills Subdivision. Two of the proposed lots abut Stoney Creek Court and one lot abuts Winterset Drive.

The original Planned Residential Development for the Autumn Hills Subdivision was approved by the City Council on August 23, 1983. A Major Amendment was approved by the City Council on September 4, 1984 establishing setbacks for the entire Planned Residential Development. On April 6, 1992 another Major Amendment was approved eliminating some of the townhouse lots, adding single family lots and modifying the road network within the Planned Residential Development. The applicants are now seeking to replat a portion of the designated open space (Outlot M) into existing Lots 10, 11 and 17 reducing the amount of designated open space within the Autumn Hills Planned Residential Development.

STAFF REVIEW: As mentioned previously, the applicants have requested this Major Amendment to the Planned Residential Development to allow for the reduction of the amount of designated open space within the Autumn Hills Planned Residential Development. The Major Amendment to a Planned Residential Development approved on April 6, 1992 designated 14.93 acres or 26.3 percent of the Planned Residential Development as open space. The elimination of .15 acres of open space reduces the amount of open space to 14.78 acres or 26.0 percent of the Planned Residential Development area. Staff finds that this reduction in open space is a minimal adjustment to the Planned Residential Development and that the density of the Planned Residential Development is not increased because the open space will be platted into the existing three abutting lots. No new lots are being created by the associated Preliminary and Final Plat request. Staff is recommending that the plat be revised to designate Outlot M as a utility easement and to prohibit the construction of permanent fences or other barriers precluding entry to the easement to further ensure the preservation of the property as open space. Temporary fencing such as garden fencing that can easily be removed would be allowed.

As of this writing, the receipts from the certified mailing have not been returned by the applicant. A sign has been posted on the property stating that a Planned Development has been requested. Staff will notify the Planning Commission in the event documentation of the certified mailing has not been received by the July 3, 2002 Planning Commission meeting.