

STAFF REPORT

November 7, 2002

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**No. 02PD060 - Major Amendment to a Planned Residential Development to allow for reduced rear yard set back**      **ITEM 32**

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GENERAL INFORMATION:

PETITIONER	Hagen Glass for Jim Wosepka
REQUEST	<b>No. 02PD060 - Major Amendment to a Planned Residential Development to allow for reduced rear yard set back</b>
EXISTING LEGAL DESCRIPTION	Lot 1R of Block 3 of Elks Country Estates, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .210 acres
LOCATION	4100 Augusta Drive
EXISTING ZONING	Low Density Residential II
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential II
East:	General Agriculture District
West:	Low Density Residential II
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/11/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

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

Urban Planning Division Recommendations:

1. The applicant shall submit a revised site plan showing a landscaping buffer between the proposed sunroom and the adjacent property prior to issuance of a building permit;
2. A reduced setback of 17 feet is hereby authorized through the Planned Residential Development for the proposed sunroom addition only; any other additions must comply with the setbacks of the Low Density Residential II Zoning District, or a major amendment shall be obtained; and
3. All stipulations of the previously approved Planned Residential Development shall be met at all times.

GENERAL COMMENTS: The applicant is proposing to construct a 180 square foot addition

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onto the rear of a single family dwelling unit located on Lot 1R of Block 3 of Elks Country Estates. This property is part of the Elks Country Estates Planned Residential Development approved in 1992 as a Planned Residential Development. The property in question is zoned Low Density Residential II District.

The proposed addition would be located 17 feet from the rear property line, extending eight feet into the required 25 foot rear yard setback. There were no reductions in setbacks approved for the detached single family lots in the original Planned Residential Development.

On February 18, 1999 a Final Plat was approved including Lot 1 of Block 3, Elks Country Estates Subdivision. Then on March 14, 2002 the lot was re-platted as Lot 1R in the current configuration. The lot incorporates 9235 square feet in area and is approximately 100 feet by 95 feet. There is a total of 2,186 square foot house on the lot.

STAFF REVIEW: The petitioner is requesting approval through the Planned Residential Development process to locate the single family residence within the required 25 foot rear yard setback.

This property is located at the corner of the intersection of Augusta Drive and Willowbend Road. The property has two front yards; however, the addition is located within the identified rear yard.

The adjacent structure on the abutting lot is located eight feet from the property line. As a result, there is 25 feet between the proposed addition and the neighboring structure; however, that portion of the structure is where the garage is located with no windows. An encroachment into this area will not have a significant impact on the adjacent residence. Staff is recommending a revised site plan be submitted showing a landscaping buffer between the proposed sunroom and the neighboring property in order to mitigate the impacts of the encroachment into the side yard.

The proposed addition will increase the lot coverage to 23.7 percent. The maximum lot coverage in a Low Density Residential II Zoning District is 30 percent. The proposed addition will not result in lot coverage exceeding the maximum allowed by ordinance.

Staff has reviewed this request with respect to the provisions of the City of Rapid City Municipal Code and Staff believes that the granting of the Major Amendment to a Planned Residential Development would be consistent with the purposes and intent of the Zoning Ordinance.

The required Planned Residential Development sign has been posted on the property; however, the receipts from certified mailing have not been returned as of the writing of this staff report. If the receipts are not returned prior to the public hearing before the Planning Commission, staff will notify the Commission.