

STAFF REPORT  
July 22, 2004

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**No. 04PD037 - Major Amendment to a Planned Residential Development to reduce the side yard setbacks**      **ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Dream Design International Inc.
REQUEST	<b>No. 04PD037 - Major Amendment to a Planned Residential Development to reduce the side yard setbacks</b>
EXISTING LEGAL DESCRIPTION	Lots 4 and 5 of Block 14, Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately 2.58 acres
LOCATION	6528, 6532, 6536 and 6540 Muirfield Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District/General Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/25/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. A minimum eight foot side yard setback shall be maintained on Lot 4 of Block 14;
2. A minimum ten foot side yard setback shall be maintained on Lot 5 of Block 14;
3. The proposed townhomes shall conform architecturally to the proposed elevations and design plans submitted as part of this Major Amendment to a Planned Residential Development;
4. All stipulations of approval of Initial and Final Planned Residential Development #02PD045 shall be continually met; and,
5. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

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GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Residential Development to reduce the side yard setbacks on two lots from twelve feet to eight feet and to ten feet, respectively. On September 26, 2002, the Planning Commission approved an Initial and Final Planned Residential Development to allow townhomes to be located on several lots within the Red Rock Estates Subdivision. The subject property is a part of the original Initial and Final Planned Residential Development.

The property is located along the north side of Muirfield Drive, west of the Red Rock Estates club house, and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Planned Residential Development request and has noted the following considerations:

Design Features: The applicant has indicated that the proposed townhomes will be constructed with a combination of wood, brick, glass and simulated siding. In addition, the townhomes will be two story structures with an attached garage and have a contiguous pitched roof. Staff is recommending that the proposed townhomes conform architecturally to the proposed elevations and design plans submitted as part of this Major Amendment to the Planned Residential Development.

Setbacks: The original Initial and Final Planned Residential Development allows a minimum 15 foot front yard setback for all principal structures and a minimum 18 foot front yard setback for all garages. The applicant has indicated that due to the steep terrain along the rear of these two lots, an alternate design widening the footprint of the townhomes is being proposed. As such, the applicant is requesting that the side yard setback be reduced from 12 foot to eight foot on Lot 4 of Block 14 and from 12 foot to ten foot on Lot 15 of Block 14. Staff has reviewed the site and concurs that topographic constraints exist along the rear of these two lots. In addition, providing a minimum ten foot side yard setback will continue to allow drainage to flow through the sites. Staff has also noted that the reduced setbacks are being requested on lots internal to the Planned Residential Development which will limit any negative impact the reduced setbacks may have on adjacent properties. In addition, the golf course is located along the rear of the lots providing additional open space. As such, staff is recommending that the request to reduce the side yard setbacks as proposed be approved with the stipulations as outlined above.

Notification Requirements: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the July 22, 2004 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.