

STAFF REPORT  
May 4, 2006

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**No. 06PD019 - Major Amendment to a Planned Residential Development**      **ITEM 20**

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GENERAL INFORMATION:

PETITIONER	All Star Construction for Lonny Ryman
REQUEST	<b>No. 06PD019 - Major Amendment to a Planned Residential Development</b>
EXISTING LEGAL DESCRIPTION	Lot 21, Block 5 (Also in Section 17) Chapel Valley Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .31 acres
LOCATION	3316 Arapahoe Court
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Park Forest District (Planned Residential Development)
West:	Park Forest District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/6/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. The minimum required side yard setback is hereby reduced from eight feet to six and a half feet along the south property line;
2. Prior to initiation of construction, a Building Permit shall be obtained;
3. The proposed structure shall conform architecturally to the plans and elevations submitted; and,
4. The Major Amendment to a 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.

GENERAL COMMENTS: The subject property is located east of Red Rock Canyon Road at

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3316 Arapahoe Court. A single family residence is located on the subject property.

In 1974 a Planned Residential Development was approved for Chapel Valley Subdivision.

The applicant is now requesting approval of a Major Amendment to a Planned Residential Development to reduce the side yard setback for a single story dwelling from eight feet as per Section 17.10.050 of the Rapid City Municipal Code to six and a half feet. The applicant is proposing an addition to the existing residence and is requesting a reduction in the side yard setback due to topographical constraints.

STAFF REVIEW: Staff has reviewed the Major Amendment to a Planned Residential Development and has noted the following issues:

Setbacks: The existing single family dwelling meets the side yard setbacks as per Section 17.10.050. The applicant in proposing to construct an addition to the existing residence that would be one and a half feet in the side yard setback. Staff has reviewed the request for reduced setback on the subject property. Due to the topography of the area it would be difficult to construct the addition to the east of the existing residence. Staff also noted that the reduced setback will not have a significant affect on adjoining property to the south since that residence is approximately 20 feet from the property line. As such, staff is recommending that the side yard setback along the south property line be reduced from eight feet to six and a half feet.

Building Permit: Staff noted that a Building Permit shall be obtained prior to construction.

Design features: Staff noted that the addition is being proposed to be constructed of hardi-plank siding and a roof with asphalt shingles. Staff also noted the color and materials for the construction of the proposed addition shall be consistent with the existing single family residence located on the subject property.

As of this writing, the required Planned Residential Development sign has been posted on the property but the receipts from the required certified mailings have not been returned. Staff will notify the Planning Commission at the May 4, 2006 Planning Commission meeting if this requirement has not been met.

Staff is recommending that the Major Amendment to a Planned Residential Development be approved with the stipulations as indicated.