

STAFF REPORT
September 7, 2006

No. 06PD059 - Major Amendment to a Planned Residential Development to reduce the minimum required front yard setback from 25 feet to 16 feet **ITEM 21**

GENERAL INFORMATION:

PETITIONER	R. Fred Thurston
REQUEST	No. 06PD059 - Major Amendment to a Planned Residential Development to reduce the minimum required front yard setback from 25 feet to 16 feet
EXISTING LEGAL DESCRIPTION	Lot 26, Woodridge Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .22 acres
LOCATION	1127 Woodridge Drive
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:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and Sewer
DATE OF APPLICATION	8/4/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to reduce the minimum required front yard setback from 25 feet to 16 feet be approved with the following stipulations:

1. Prior to initiation of construction, a Building Permit shall be obtained;
2. The uses allowed within the Planned Commercial Development shall be limited to a single family residence. Any change in use will require approval of a Major Amendment to the Planned Residential Development;
3. A minimum front yard setback of 16 feet shall be provided in front of the structure located on the subject property. In addition, a minimum front yard setback of 18 feet shall be

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4. provided in front of the garage door for any garages provided on the subject property;
4. Prior to Planning Commission approval, a complete site plan shall be submitted for review and approval;
5. The stipulations approved as part of the original Planned Residential Development will remain valid with this Major Amendment;
6. All applicable provisions of the International Fire Code shall be continually met; and,
7. The Major Amendment to 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.

GENERAL COMMENTS: The subject property is located on the south side of Woodridge Drive and south of Flormann Street. The subject property is located within the Woodridge Subdivision which was approved as a Planned Residential Development (PRD #66) by the City Council on August 1, 1972. Currently, a single family residence is located on the subject property. The applicant is proposing to construct a 144 square foot addition to the northwest side of the single family residence. This addition would encroach into the required 25 foot front yard setback. The applicant is seeking approval of a Major Amendment to the Planned Residential Development to allow a reduced front yard setback from the required 25 feet to 16 feet.

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

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction.

Design Features: The submitted site plan identifies the existing single family residence as a two story structure. The submitted elevation drawings show that the proposed structure will have simulated wood siding that is of an earth tone color on the exterior.

Setbacks: The applicant has requested that the minimum required front yard setback along Woodridge Drive be reduced from 25 feet to 16 feet to the residence. Staff noted the Planning Commission and City Council have supported a reduction of front yard setbacks in other Planned Residential Developments with a minimum front yard setback of 15 feet for the dwelling unit portion of the structures. As such, staff recommends a minimum front yard setback of 16 feet in front of the residence be provided. The applicant's site plan shows that the garage doors are located on the north side of the garage providing a minimum 18 foot parking apron on the subject property.

Grading and Drainage: Staff noted that the grading and drainage will not be affected by the proposed addition.

Fire Safety: Staff noted that the proposed development must comply with all applicable provisions of the International Fire Code.

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Notification: As of this writing the required sign has not been posted on the property and the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the September 7, 2006 Planning Commission meeting if these requirements have not been met.