

STAFF REPORT
November 20, 2014

No. 14PD039 - Major Amendment to a Planned Development to reduce setbacks **ITEM 6**

GENERAL INFORMATION:

APPLICANT	Tony Marshall
PROPERTY OWNER	Table Rock LLC
REQUEST	No. 14PD039 - Major Amendment to a Planned Development to reduce setbacks
EXISTING LEGAL DESCRIPTION	Lot 7A and 7B of Block 1 of Tower Ridge 2 Subdivision, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.19 acres
LOCATION	1515 and 1505 Tablerock Road
EXISTING ZONING	Office Commercial District (Planned Development)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	Office Commercial District (Planned Development)
South:	General Commercial District (Planned Deveopment)
East:	Office Commercial District (Planned Development)
West:	Office Commercial District (Planned Development)
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	October 24, 2014
REVIEWED BY	Fletcher Lacock / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Development to reduce setbacks be continued to the December 4, 2014 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Development to reduce the minimum required front yard setback for two townhome lots from 20 feet to 8 feet.

On September 4, 2014, the Planning Commission approved a Final Planned Development Overlay (File #14PD026) to allow a residential development to include a mix of six single family homes and 14 townhome units on 20 lots.

On August 18, 2014, the City Council approved a Rezoning request (File #14RZ007) to

STAFF REPORT
November 20, 2014

No. 14PD039 - Major Amendment to a Planned Development to reduce setbacks **ITEM 6**

change the zoning designation of the above legally described property from General Commercial District to Office Commercial District.

On August 18, 2014, the City Council approved a Preliminary Subdivision Plan (File #14PL041) to replat 7 lots into 20 lots.

The properties are located on the east side of U.S. Highway 16 approximately 530 feet southeast of the intersection of U.S. Highway 16 and Tablerock Road. Currently, the properties are void of structural development.

STAFF REVIEW:

On November 12, 2014, the applicant requested that the Major Amendment to the Planned Development be continued to allow additional time to meet the mailing requirement. Subsequently, staff recommends that this item be continued to the December 4, 2014 Planning Commission meeting as requested by the applicant.