

STAFF REPORT

November 22, 2000

PRD #00PD055 - Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 8 feet

ITEM 14

GENERAL INFORMATION:

PETITIONER	Robert Pagan
REQUEST	PRD #00PD055 - Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 8 feet
LEGAL DESCRIPTION	Lot 35R of Woodridge of Cathedral Heights located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .234 Acres
LOCATION	At the southeast corner of Flormann Street and Ponderosa Place
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Park Forest District
East:	Low Density Residential (PDD)
West:	Low Density Residential (PDD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 8 feet be continued until the December 7, 2000 Planning Commission meeting to allow the applicant to submit the additional required information.

GENERAL COMMENTS: On August 2, 1993 a minor amendment to a Planned Residential Development to allow reduced front yard setbacks was approved for this property. This amendment reduced the setback from Flormann Street to 14 feet from the northwest corner of the proposed structure and 4 feet 6 inches from the northeast corner of the proposed structure. The setback from Ponderosa Place was also reduced to 19 feet 6 inches. The site plan submitted with this request shows the proposed structure setback 24 feet from

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Ponderosa Place and 6 feet from Flormann Street. The applicant is now requesting that the rear yard setback be reduced from 25 feet to 8 feet.

STAFF REVIEW: Staff has reviewed the Major Amendment and has noted the following issues. Due to the extreme topography of the subject property the Engineering Department is requiring that a comprehensive site plan be submitted. This site plan must include utility locations, driveway location and a grading plan to show that no fill will be placed in the drainage at the rear of the lot.

The Fire Department also expressed concern with the grades at the rear of the lot and has requested a revised site plan be submitted showing the location of a barrier that would be constructed between the home and the drainage to protect emergency response personnel.