

STAFF REPORT

November 22, 2000

PCD #00PD056 - Major Amendment to a Planned Commercial Development to reduce the rear yard setback

ITEM 15

GENERAL INFORMATION:

PETITIONER	Barbara Van Ekeren
REQUEST	PCD #00PD056 - Major Amendment to a Planned Commercial Development to reduce the rear yard setback
LEGAL DESCRIPTION	Lot 2 of Lot A of Block 6 of Northern Heights Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.14 Acres
LOCATION	At the northwest corner of the intersection of Haines Avenue and Anamosa Street
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development to reduce the rear yard setback be continued to the December 7, 2000 Planning Commission meeting to allow time for the applicant to submit additional information.

GENERAL COMMENTS: The applicant is requesting to reduce the rear yard setback as established in the original Planned Commercial Development. The applicant is proposing to move the proposed strip mall north on the property from the location where it was originally approved on the site plan. Also, the applicant has proposed changing the building from a two story structure to a one story structure and eliminating the access to Atlas Street. The proposed change to the setback established in the Planned Commercial Development requires approval of a Major Amendment.

The applicant has not submitted any detailed engineering plans for the grading and drainage for the new proposed site plan. Also, there are some concerns with emergency service turn

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around and sight triangles for the proposal. Staff is requesting that a revised site plan and additional engineering information be provided for review and approval.