

STAFF REPORT

December 7, 2000

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

ITEM 9

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 approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of any permits, including building and grading permits, the applicant shall provide a grading plan, temporary and permanent erosion control plan and retaining wall design completed by a registered professional engineer;
2. Prior to issuance of a Building or Grading permit any proposed work on Woodridge Common property shall be approved in writing by the Woodridge Homeowner's Association. A copy of the written approval shall be filed with the City; and,
3. Prior to issuance of any permits detailed construction plans shall be submitted showing any proposed changes within drainage easements.

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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 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 had expressed concern with the grades at the rear of the lot and had previously requested a revised site plan be submitted showing the location of a barrier that would be constructed between the home and the drainage area to protect emergency response personnel. The Fire Department has subsequently reviewed the site plan and has determined that the terrain between the home and the drainage area after construction will be safe for emergency response personnel and that a barrier is not necessary.

As of this writing, the receipts from the certified mailing have been returned by the petitioner and the required Planned Development sign has been posted on the property. Staff has received one telephone call regarding this request.