

## STAFF REPORT

December 7, 2000

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

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	Barbara Van Ekeren
REQUEST	<b>PCD #00PD056 - Major Amendment to a Planned Commercial Development to reduce the rear yard setback</b>
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 January 4, 2001 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 submitted some detailed engineering plans for the grading and utility service lines. However, no detailed drainage information has been submitted. The site plan indicates that the drainage will be directed to Haines Avenue. The Engineering Staff has

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concerns that there are not adequate drainage structures located in Haines Avenue to handle this additional drainage. Additional drainage inlets may be needed. The applicant needs to provide this information before Staff can recommend approval of the revisions. Also, Staff has not received any building elevation for the new building. Staff is requesting that a building elevation and additional engineering information be provided for review and approval prior to Planning Commission approval.

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STAFF REVIEW:

Engineering Division Recommendations:

1.

Fire Department Recommendations:

1.

Traffic Engineering Division Recommendations:

1.

Transportation Planning Division Recommendations:

1.

Urban Planning Division Recommendations:

1.