

STAFF REPORT

May 22, 2003

No. 03PD018 - a Major Amendment to a Planned Residential Development **ITEM 19**

GENERAL INFORMATION:

PETITIONER	Hagen Glass Company for James and Rhoda Blasser
REQUEST	No. 03PD018 - a Major Amendment to a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 9 of Block 1, Elks County Estates Subdivision, located in the E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .211 acres
LOCATION	3781 Jolly Lane
EXISTING ZONING	Low Density Residential II w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential II w/Planned Residential Development
South:	Low Density Residential II w/Planned Residential Development
East:	Low Density Residential II w/Planned Residential Development
West:	Low Density Residential II w/Planned Residential Development
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	04/11/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the a Major Amendment to a Planned Residential Development be approved with the following stipulations

Urban Planning Division Recommendations:

1. A reduced setback of 8.5 feet is hereby authorized through the Planned Residential Development for the proposed sunroom addition only; any other additions must comply with the setbacks of the Low Density Residential II Zoning District, or a major amendment shall be obtained; and
2. All stipulations of the previously approved Planned Residential Development shall be met at

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all times.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the April 10, 2003 Planning Commission meeting due to errors in the required notification procedures. Staff notes that these errors have been corrected. The applicant is proposing to construct a 147 square foot addition onto the rear of a single family dwelling unit located on Lot 9 of Block 1 of Elks Country Estates. The lot fronts on Jolly Lane and the rear yard abuts a golf course. This property is part of the Elks Country Estates Planned Residential Development approved with stipulations in 1992 as a Planned Residential Development. There were four stipulations of approval as part of this Planned Residential Development, they were:

1. That phasing of the proposed development be reviewed with the submission of each proposed preliminary plat;
2. That the specific development plans be reviewed and approved in conjunction with the submission of each proposed preliminary plat;
3. That all development meet the setback, height, area and density requirements specified on the approved plan or, if not specified, the standard requirements of the Zoning Ordinance; and
4. That any amendment to the approved plan be reviewed and approved under the appropriate minimal, minor, or major amendment procedure for a Planned Residential Development.

The property in question is zoned Low Density Residential II District. The rear yard setback in the Low Density Residential II Zoning District is 25 feet for main buildings. However, October 5, 1992, the Rapid City Council granted relief from the required 25 foot rear yard setback for a 15 foot rear yard setback as part of a minimal amendment to the Planned Residential Development. This amendment applied to all lots in the Elks Country Estates Planned Residential Development where the rear yard abutted the golf course. In addition, the fact should be noted that the minimum rear yard setback for detached buildings of an accessory use in the Low Density Residential II Zoning District is only five feet.

STAFF REVIEW: Staff has reviewed the proposed Major Amendment to the Planned Residential Development and has noted the following major issues:

Setbacks: Staff notes the intent of the Zoning Ordinance will be met by granting relief from the 15 foot requirement due to the fact the rear yard abuts a golf course. The intent of the Zoning Ordinance is to ensure adequate open space, and circulation of light and air throughout the City. This intent is met through specific requirements that restrict the minimum distances a structure can be located from lot lines. However, by reducing the required setback in this situation that intent will still be met due to the location of the golf course, which ensures open space, and the circulation of light and air in the future in the rear yard. The unique situation of having a golf course abutting the rear yard of the lot is the reason the City Staff supports the requested reduction in the rear yard setback.

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Lot Coverage: The lot is approximately 9,191 square feet in size. The existing structures at the site have a footprint of approximately 2,074 square feet. The proposed addition would bring the total square footage of structures at the site to 2,221 square feet. This scenario results in a 24.1 percent lot coverage. This is within the 30 percent maximum lot coverage for a Low Density Residential II Zoning District.

Staff has reviewed this request with respect to the provisions of the City of Rapid City Municipal Code and Staff believes that the granting of the Major Amendment to a Planned Residential Development would be consistent with the purposes and intent of the Zoning Ordinance.

The required Major Amendment to a Planned Residential Development sign has been posted on the property; however, the receipts from certified mailing have not been returned as of the writing of this staff report. If the receipts are not returned prior to the public hearing before the Planning Commission, staff will notify the Commission. **The notification requirements have been met at this time.**