



Rapid City Planning Commission

Major Amendment to a Planned Development Project

Report

June 9, 2016

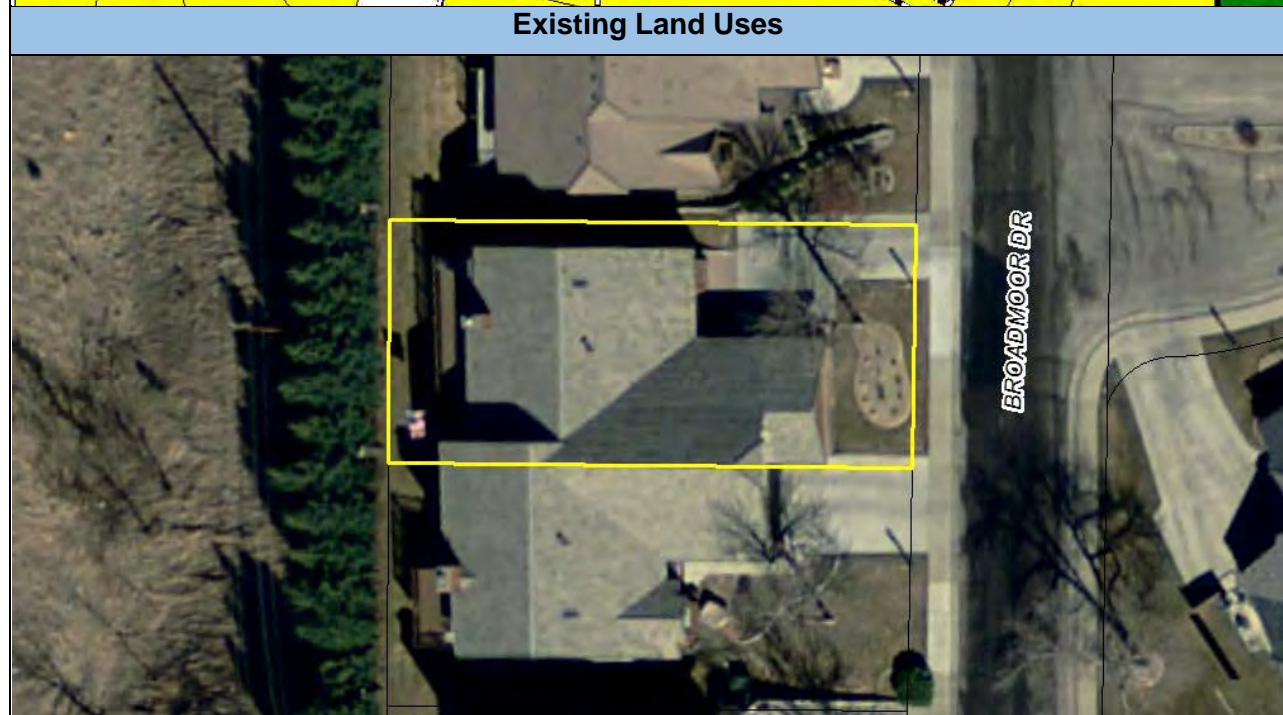
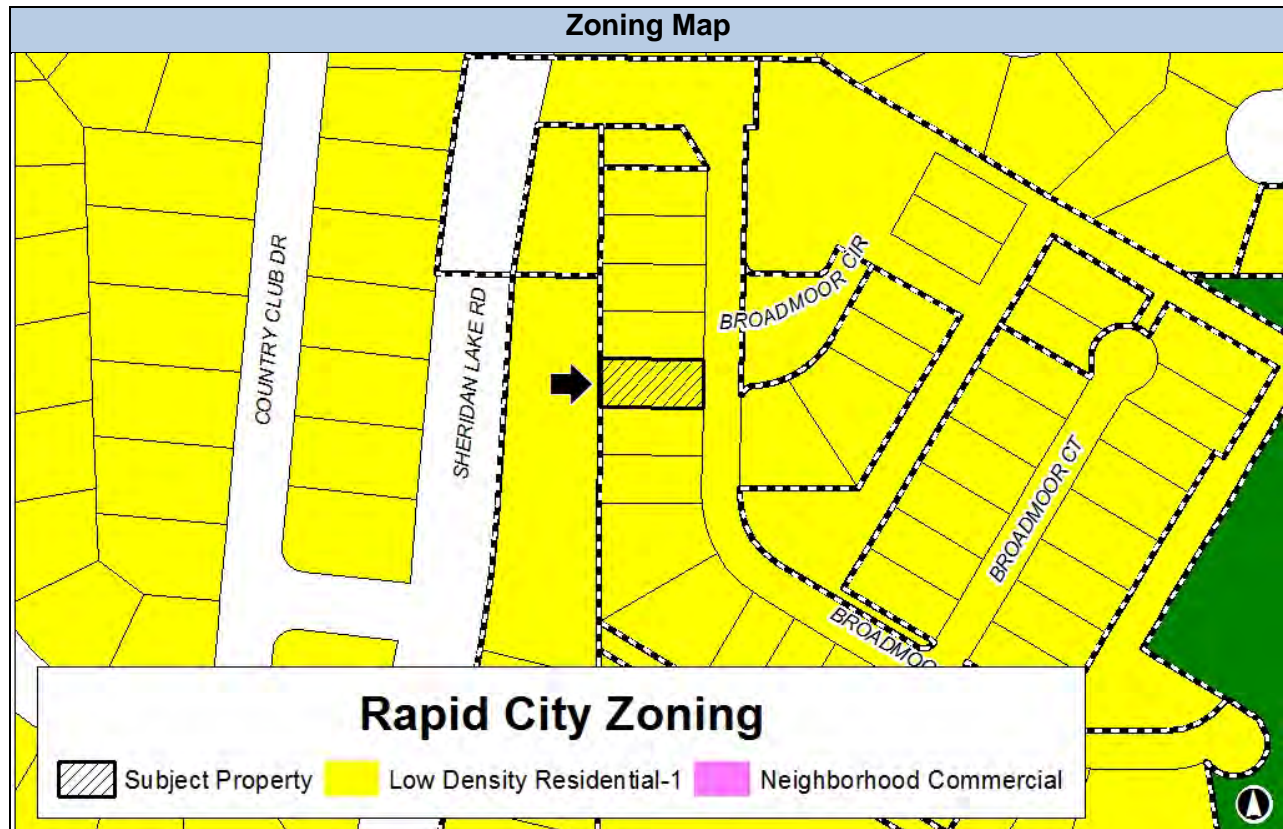
Item #11
Applicant Request(s)
Case # 16PD026 – Major Amendment to a Planned Development to reduce the rear yard setback
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to a Planned Development to reduce the rear yard setback be approved with the stipulations noted below.

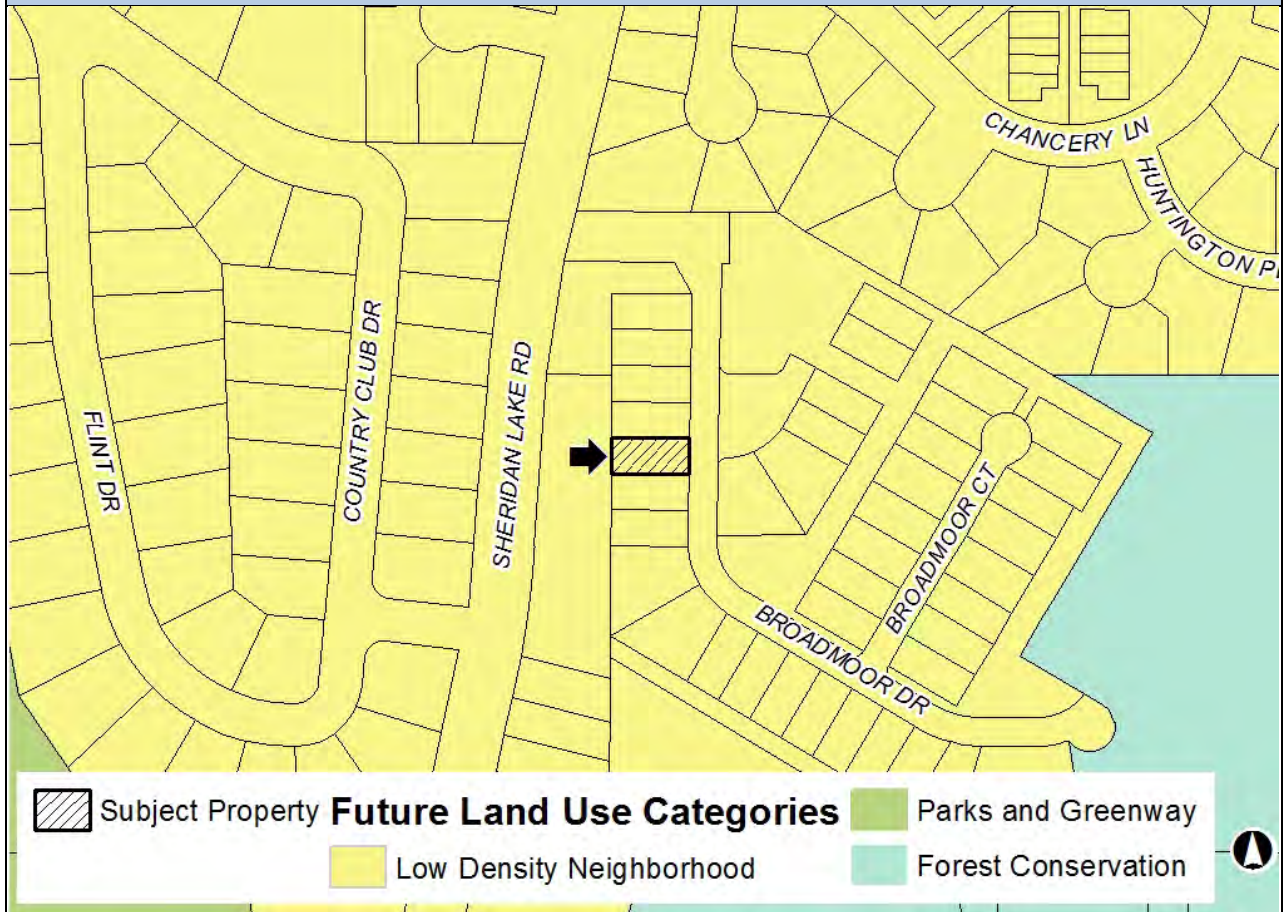
Project Summary Brief
The applicant has submitted a Major Amendment to a Planned Development to reduce the minimum required rear yard setback for a townhome from 25 feet to 14.7 feet. In particular, the applicant is proposing to cover an existing deck which extends into the rear yard setback. The proposed roof measures 14 feet by 31.8 feet.
Applicant Information
Applicant: Paul and Patricia Barber
Property Owner: Paul and Patricia Barber
Architect: N/A
Engineer: N/A
Surveyor: Fisk Land Surveying & Consulting Engineers, Inc.
Other: N/A
Development Review Team Contacts
Planner: Fletcher Lacock
Engineer: Dan Kools
Fire District: Tim Behlings
School District: N/A
Water/Sewer: Dan Kools
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3209 Broadmoor Drive
Neighborhood	Sheridan Lake Road
Subdivision	Broadmoor Subdivision Phase I
Land Area	0.12 acres (3,182 square feet)
Existing Buildings	Townhome
Topography	Property declines in elevation from the east to the west
Access	Broadmoor Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

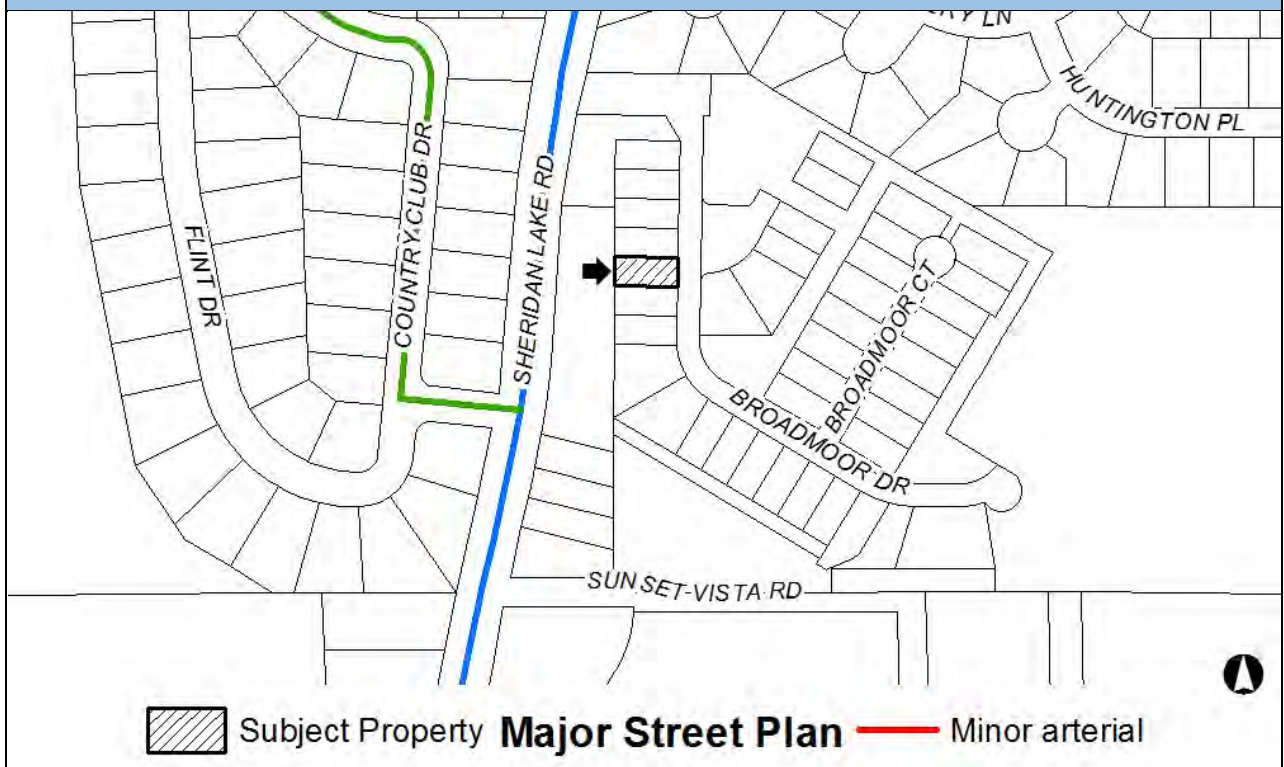
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-PD	LDN	Townhome
Adjacent North	LDR-PD	LDN	Townhome
Adjacent South	LDR-PD	LDN	Townhome
Adjacent East	LDR-PD	LDN	Townhome
Adjacent West	LDR-PD	LDN	Void of structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan









Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	4,000 square feet	5,500 square feet	
Lot Frontage / Width	16 feet	50 feet	
Maximum Building Heights	2.5 stories or 35 feet	One story with a walk-out basement	
Maximum Density	40%	40%	
Minimum Building Setback:			
• Front	25 feet	16.82 feet	
• Rear	25 feet	Requesting an Exception to reduce the minimum required setback from 25 feet to 14.7 feet	
• Side	8 feet	9.8 feet	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	2	
• # of ADA spaces	N/A	N/A	
Signage	One square foot	None proposed	
Fencing	None Required	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Final Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is approximately 5,500 square feet in size. On September 9, 1981, the City Council approved a Planned Development to allow an experimental subdivision. The Planned Development allowed a townhome development with private street access. The property is located on the west side of the subdivision and abuts a City owned lot adjacent to Sheridan Lake Road.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Low Density Residential District with a Planned Development. A townhome is a permitted use as per the Planned Development. The applicant is requesting an Exception to reduce the minimum required rear yard setback from 25 feet to 14.7 feet. The applicant is enclosing the deck to reduce traffic noise from Sheridan Lake Road. Due to the elevation of the homes and the proximity to Sheridan Lake Road, noise has become an issue for residents within the area.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	The applicant is requesting an Exception to reduce the minimum required rear yard setback from 25 feet to 14.7 feet. There is an existing deck located on the rear of the townhome. The applicant has indicated that a roof would provide additional privacy and reduce the noise from traffic along Sheridan Lake Road. The property to the west is a City owned lot which provides regional drainage and is the location of a public sewer main. The lot provides a buffer between Sheridan Lake Road and the subject property.

	The rear yard also slopes to the west making a deck the only functional use of the rear yard. For these reasons, staff recommends that the Exception be granted.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The property is zoned Low Density Residential District with a Planned Development which allows a townhome development.
5. Any adverse impacts will be reasonably mitigated:	As noted above, the adjacent property to the west is a City owned lot providing drainage and is also the location of a public sewer main. The proposed roof is a minimal increase in impervious area and should have little impact on adjacent properties. The proposed roof is intended to provide an additional buffer from Sheridan Lake Road which is identified as a Principal Arterial Street on the City's Major Street Plan.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	The property is located within an experimental subdivision. The setbacks vary and access is taken from private streets. Sheridan Lake Road has become a major transportation corridor in the City. The applicant is requesting an Exception to allow a roof to provide additional privacy and a noise buffer from traffic along Sheridan Lake Road.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: Sheridan Lake Road is identified as a Principal Arterial Street on the City's Major Street Plan and is a major transportation corridor in the City. The applicant is requesting an Exception to reduce the minimum required rear yard setback from 25 feet to 14.7 feet to construct a roof to provide an additional buffer from the street. The property to the west is owned by the City and serves as drainage and the location of a public sewer main.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities



Responsive, Accessible, and Effective Governance

GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned Development requires that public notice be advertized in the newspaper and that mailings are sent to property owners within the Planned Development boundary and within 250 feet of the planned development boundary. The requested Major Amendment to a Planned Development application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
N/A	The property is located within an existing experimental townhome development. The proposed Major Amendment to the Planned Development maintains the residential character of the neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Sheridan Lake Road
Neighborhood Goal/Policy:	
N/A	The property is located within an existing residential neighborhood. The experimental neighborhood is served by private streets. The proposed roof addition will provide an additional noise buffer from traffic on Sheridan lake Road.

Findings

Staff has reviewed the Major Amendment to a Planned Development to reduce the minimum required rear yard setback pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The requested setback reduction will not have a negative impact on adjacent properties. The property to the west is owned by the City and is the location of drainage and a public sewer main. The proposed addition will provide additional privacy and buffering from Sheridan lake Road.	
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Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Planned Development to reduce the minimum required rear yard setback be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the minimum required rear yard setback from 25 feet to 14.7 feet; and,
2.	The Major Amendment to a Planned Development shall allow a townhome with a reduced rear yard setback of 14.7 feet. Permitted uses within the Low Density Residential District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development.



Rapid City Community Planning & Development Services

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
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Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
3.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment;
4.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
5.	All requirements of the currently adopted Building Code shall be met; and,
6.	All applicable provisions of the adopted International Fire Code shall continually be met.