



Rapid City Planning Commission

Major Amendment Project Report

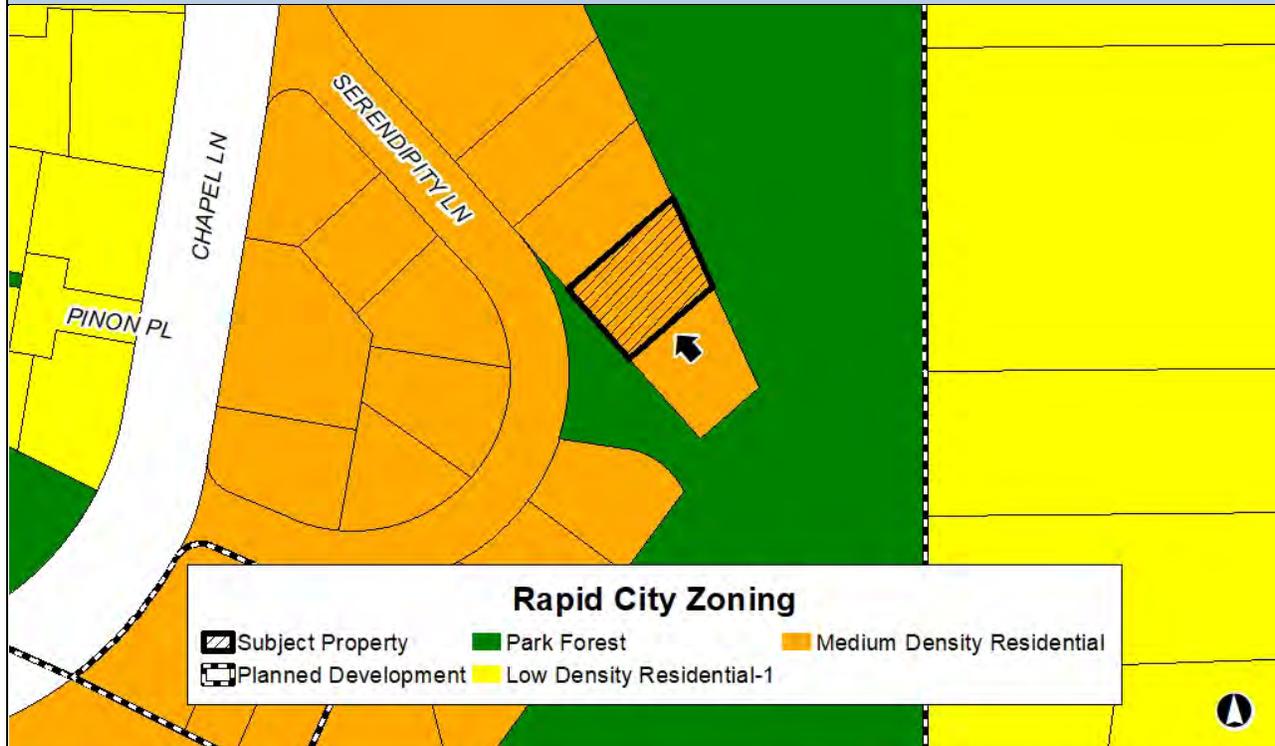
March 25, 2021

Item #11	
Applicant Request(s)	
Case #21PD004 – a Major Amendment to a Planned Development to reduce the front yard setback for a proposed deck & stairs from 20 feet to 4.7 feet.	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends that the Major Amendment to a Planned Development Overlay to reduce a front yard setback abutting a street from 20 feet to 4.7 feet be approved.	
Project Summary Brief	
The applicant has submitted a Major Amendment to a Planned Development Overlay to reduce a front yard setback abutting a street from 20 feet to 4.7 feet for a proposed deck and stairs. The applicant's property is not adjacent to the Serendipity Lane right-of-way. Rather, the applicant's front yard is adjacent to a parcel entitled Chapel Lane Village Common Area. This parcel is approximately twenty-five feet in depth at the point at which it abuts the applicant's front yard and the Serendipity Lane right-of-way. As such, if constructed as shown in this application for a Major Amendment, the deck & stairs will be approximately 25 feet away from the edge of the road. The replacement of the deck is necessary, as the existing deck is over forty years old, and the new configuration of the steps will widen and decrease the angle of the steps, making it much easier and safer to access.	
Applicant Information	Development Review Team Contacts
Applicant: Stephen Hayes	Planner: Marty Gillies
Property Owner: Bernice & Daniel Miller	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water: Todd Peckosh
Other: N/A	Sewer: Todd Peckosh
Subject Property Information	
Address/Location	3658 Sheridan Lake Road
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Chapel Lane Village Subdivision
Land Area	Approximately 5,660 square feet
Existing Buildings	Single-family dwelling; approximately 2,000 square feet
Topography	Relatively flat
Access	Serendipity Lane
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A
Other	N/A

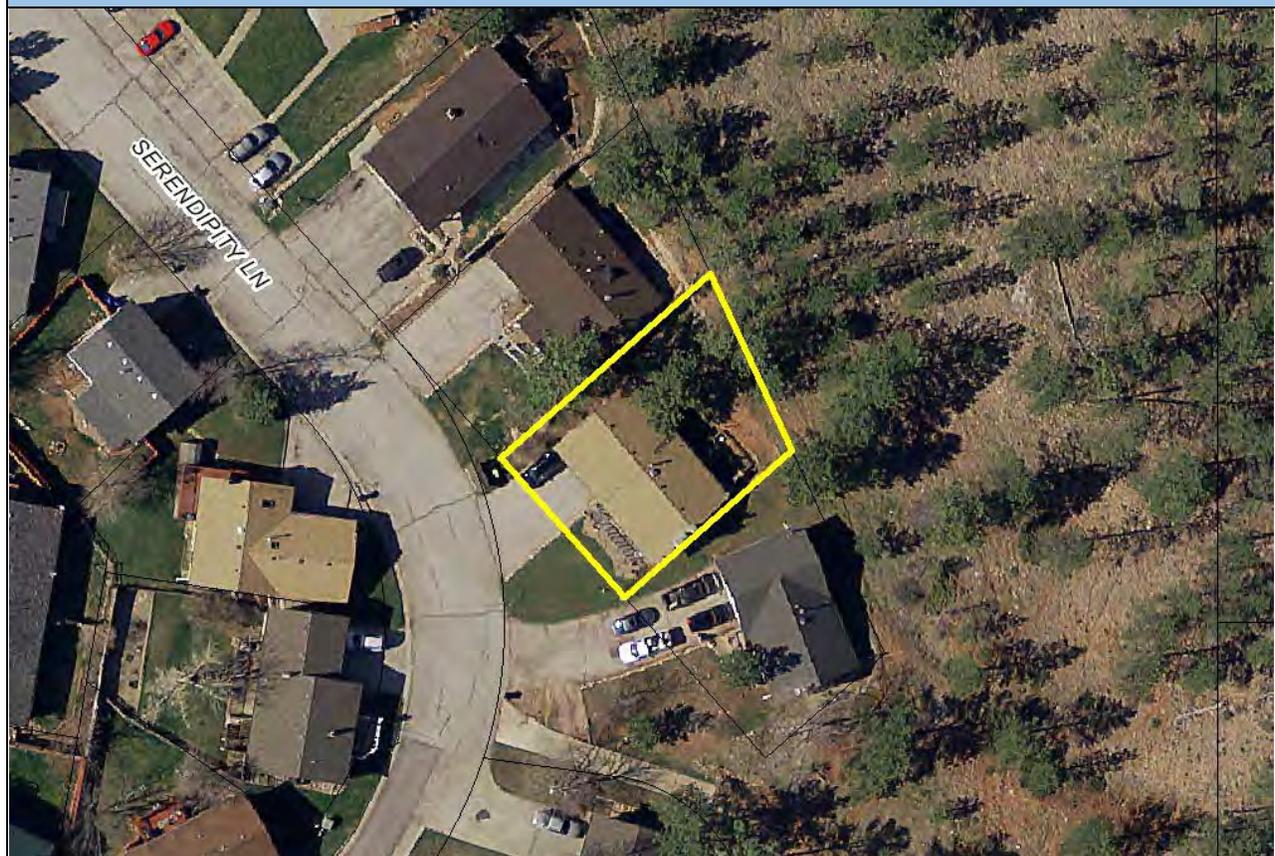
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR - PD	LDN	Residence
Adjacent North	MDR - PD	LDN	Residence
Adjacent South	MDR - PD	LDN	Residence
Adjacent East	FC - PD	PF	Forested Land
Adjacent West	FC - PD	LDN	Subject Property Front Yard

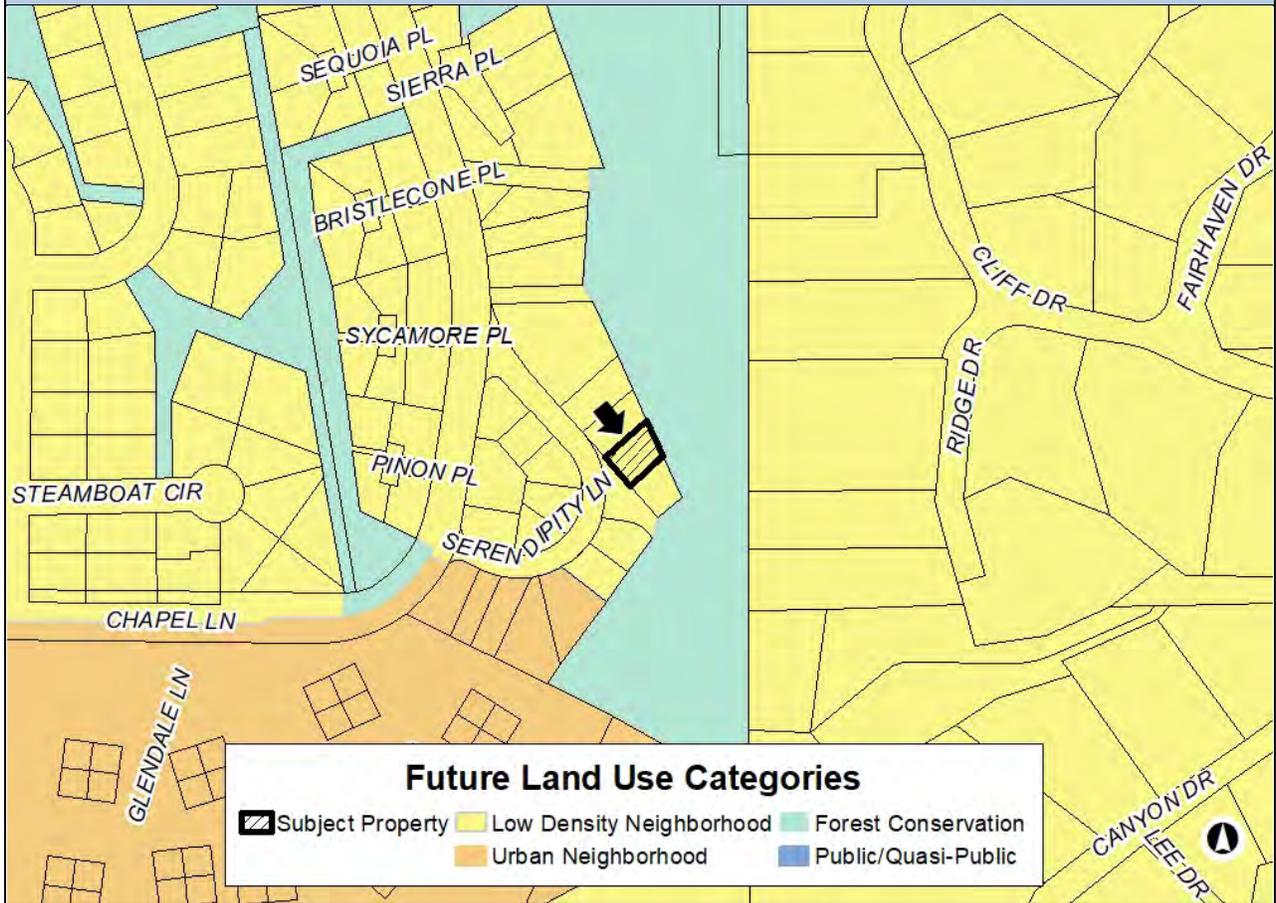
Zoning Map



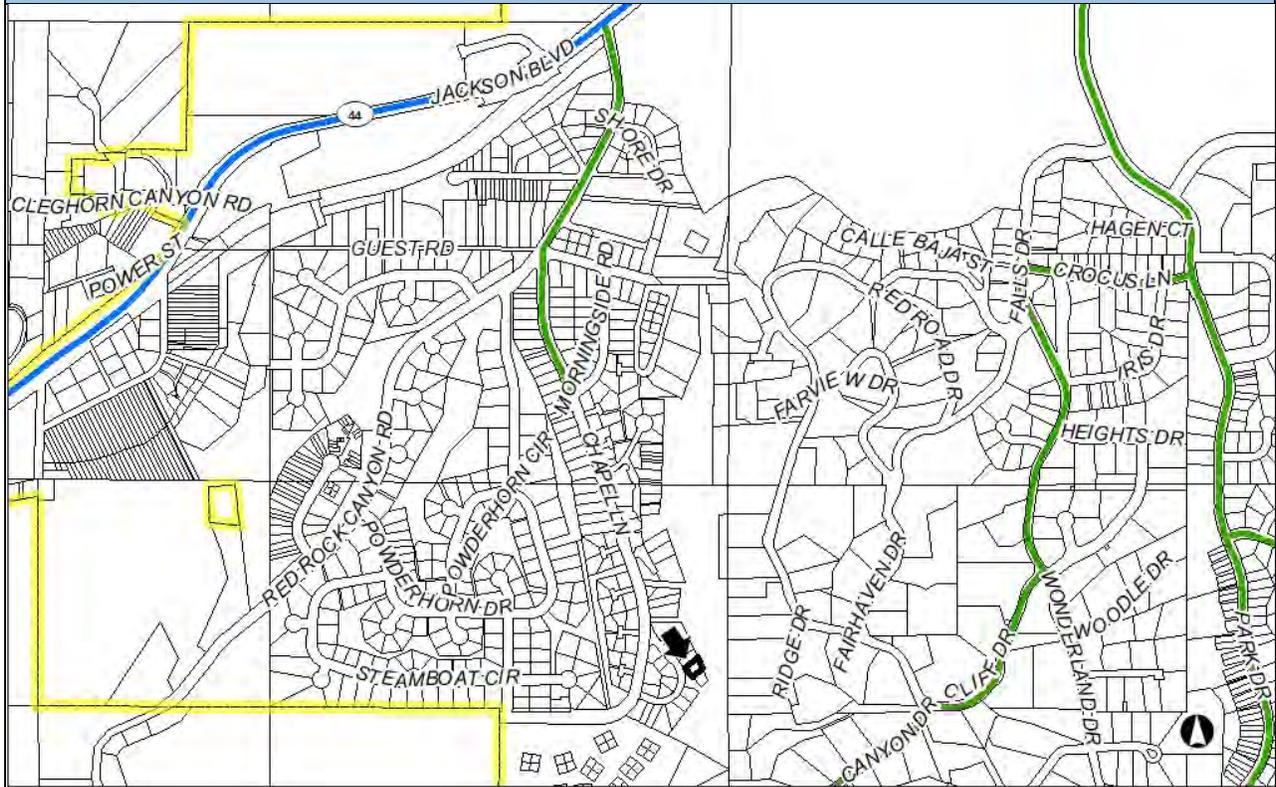
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
"County PD"			

Relevant Zoning District Regulations		
Medium Density Residential District	Required	Proposed/Existing
Lot Area	6,500 square feet	Legal non-conforming (5,660 square feet)
Lot Frontage	50 feet	65 feet
Maximum Building Heights	35 feet	2 stories
Maximum Density	30%	Legal Non-conforming (35%)
Minimum Building Setback:		
<ul style="list-style-type: none"> Front 	20 feet	Requesting a Major Amendment to allow 4.7 feet in lieu of 20 feet minimum
<ul style="list-style-type: none"> Rear 	25 feet	25 feet
<ul style="list-style-type: none"> Side 	12 feet	Legal non-conforming (5 feet)
<ul style="list-style-type: none"> Street Side 	20 feet	Requesting a Major Amendment to allow 4.7 feet in lieu of 20 feet minimum
Minimum Landscape Requirements:		
<ul style="list-style-type: none"> # of landscape points 	N/A	N/A
<ul style="list-style-type: none"> # of landscape islands 	N/A	N/A
Minimum Parking Requirements:		
<ul style="list-style-type: none"> # of parking spaces 	N/A	0
<ul style="list-style-type: none"> # of ADA spaces 	N/A	0
Signage	Pursuant to RCMC	None proposed
Fencing	Pursuant to RCMC	None proposed

Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a 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 deck and stairs will be less than five feet from the front lot line, but given the unusual nature of this property and the Chapel Lane Common Area parcel that runs between the front lot line and the road right-of-way, the actual distance from Serendipity Lane to the proposed deck and stairs is approximately 25 feet.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	As mentioned above, the deck and stairs will be less than five feet from the front lot line. The required front yard setback is twenty feet. The Major Amendment to the Planned Development will allow the applicant to utilize their reconstructed porch in a safe manner while maintaining an appropriate distance from the road.
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:	As referenced above, the actual distance from Serendipity Lane to the proposed deck and stairs is approximately 25 feet. As such, the location of this deck and stairs will not pose a safety risk to residents or drivers since all sight triangles will be maintained. Furthermore, the distance from the road to the deck and stairs will not be unusual or out of character for this neighborhood.
4. A literal interpretation of this chapter would deprive	As noted above, the deck and stairs will be less than five feet from the front lot line, but given the unusual nature of this

the applicant of rights that others in the same district are allowed:	property and the Chapel Lane Common Area parcel that runs between the front lot line and the road right-of-way, the actual distance from Serendipity Lane to the proposed deck and stairs is approximately 25 feet.
5. Any adverse impacts will be reasonably mitigated:	As explained above, the actual distance from Serendipity Lane to the proposed deck and stairs is approximately 25 feet. As such, the location of this deck and stairs will not pose a safety risk to residents or drivers since all sight triangles will be maintained.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objectives of the existing standard sought to be modified:	The applicant is not requesting any exceptions as part of this Major Amendment to a Planned Development.

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
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: Access to the property is Serendipity Lane, a Chapel Lane Home Association street. The proposed deck and stairs will sit approximately 25 feet away from the edge of the road, and as such, will have no impact on driver or pedestrian sight triangles.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned Development Overlay requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned

	Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
N/A	The applicant is proposing to construct the deck and stairs to maximize safety and ease of access when entering the dwelling from the front. The deck and stairs will not be dangerously close to the road nor will the construction infringe on sight triangles for drivers utilizing the driveway.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The proposed deck and stairs support the goal of residential growth in the area.

Findings	
Staff has reviewed the Major Amendment to a Planned Development Overlay to allow a reduction in the front yard setback from 20 feet to 4.7 feet to allow the reconstruction of a deck and stairs. The applicant is proposing to construct the new deck and stairs to maximize safety and ease of access when entering the dwelling from the front. The deck and stairs will not be dangerously close to the road nor will the construction infringe on sight triangles for drivers utilizing the driveway.	

Planning Commission Recommendation and Stipulations of Approval	
	Staff recommends approval of this Major Amendment to a Planned Development with the following stipulation:
1.	An Exception is hereby granted to reduce the front yard setback from 20 feet to 4.7 feet to allow for the reconstruction of a deck and stairs to improve access to the residence.



Rapid City Department of Community Development

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)	
Case #21PD004	Major Amendment to a Planned Development Overlay to reduce setbacks for a deck and stairs
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
2.	All requirements of the currently adopted Building Code shall be met;
3.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development Overlay or a subsequent Major Amendment to the Planned Development; and,
4.	All applicable provisions of the adopted International Fire Code shall continually be met.