Rapid City Planning Commission
Planned Development Overlay Project Report
April 7, 2021

Item #5

Applicant Request(s)
Case #22PD016 – Major Amendment to a Planned Development Overlay to reduce rear yard setback to allow covering an existing deck
Companion Case #22ZE002 – Exception to increase the required lot coverage from 30% to 31.96% to cover an existing deck

Development Review Team Recommendation(s)
Staff recommends that the Planning Commission acknowledges the applicant’s withdrawal of the Major Amendment to the Planned Development Overlay.

Project Summary Brief
The applicant has submitted a Major Amendment to a Planned Development Overlay to reduce the rear yard setback to allow covering an existing deck. The subject property is 0.18 acres in size and split zoned Medium Density Residential District and Public District with a Planned Development Overlay. The existing attached deck is 12 feet by 22 feet and is setback 19 feet from the rear property line. A 25-foot minimum rear yard setback is required within this district.

Upon a closer review of the Ordinance, it has been determined that the deck can encroach over 6-feet into the setback pursuant to chapter 17.50.250.A.11. This section of the Ordinance allows exceptions for terraces and porches. As such, a Major Amendment to the Planned Development is not required. Subsequently, the applicant has withdrawn this request.

Applicant Information
Applicant: Scott Fredrich
Property Owner: Scott Fredrich
Architect: N/A
Engineer: N/A
Surveyor: N/A
Other: N/A

Development Review Team Contacts
Planner: Tanner Halonen
Fire District: Tim Behlings
School District: N/A
Water/Sewer: City
DOT: Stacy Bartlett

Subject Property Information
Address/Location 141 Savoy Circle
Neighborhood South Robbinsdale
Subdivision Eastridge Estates
Land Area 0.18 acres or 7,841 square feet
Topography Relatively flat
Access Savoy Circle
Water / Sewer Rapid City
Electric/Gas Provider Black Hills Power / MDU
Floodplain N/A

Subject Property and Adjacent Property Designations
<table>
<thead>
<tr>
<th>Subject Property and Adjacent Property Designations</th>
<th>Existing Zoning</th>
<th>Comprehensive Plan</th>
<th>Existing Land Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>MDR &amp; P - PD</td>
<td>UN</td>
<td>Single family</td>
</tr>
<tr>
<td>Adjacent North</td>
<td>MDR - PD</td>
<td>UN</td>
<td>Single family</td>
</tr>
<tr>
<td>Adjacent South</td>
<td>MDR &amp; P – PD</td>
<td>UN</td>
<td>Multi-family housing complex Void of structural development</td>
</tr>
<tr>
<td>Adjacent East</td>
<td>MDR &amp; P - PD</td>
<td>UN</td>
<td>Single family</td>
</tr>
<tr>
<td>Adjacent West</td>
<td>MDR &amp; P - PD</td>
<td>UN</td>
<td>Single family</td>
</tr>
</tbody>
</table>
Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Planning Commission acknowledge the applicant’s withdrawal of the Major Amendment to the Planned Development Overlay.