Case No. 22PD039

Legal Description:

Lot 34 of Block 2 of Chapel Valley, located in Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Brandon Watts  
4709 Powerhorn Circle  
Rapid City, SD 57702  
SD Licensed Architect #13854

WRITTEN DESCRIPTION OF REQUEST

Due to the existing planned development within Chapel Valley, a major amendment to the planned development is required for review and approval of the proposed accessible dwelling unit. All plans, elevations, and materials have been reviewed and approved by the Chapel Valley Home Owners association. In addition, an adjacent accessible dwelling unit has recently been completed less than one block from this proposed ADU, having been approval with only and ADU application and no planned development required. This recently completed project has set a precedent for success of accessible dwelling units within our development and aligns with the City's vision for diversity within low-medium zoning districts.

The intended use of the accessory dwelling unit is to be used as seasonal rentals for traveling nurses or similar occupations during the fall/winter seasons, and monthly use during the peak tourism season. Rentals are planned to be longer than 28 days as required by the City regulations on short term rentals.

As part of this major planned development amendment, I am requesting to modify the existing side yard setback along the west property line from the required 8'-0" to 6'-6" at the first floor, and from 12'-0" to 10'-6" for the second floor. Both setback reductions are within 20% allowance for setbacks per 17.17.50.050 Section G of Rapid City Municipal Code, referenced below. Due to the wedge-shape nature of our lot, a single car garage and a dedicated ADU entrance will not meet the current setback requirements without encroaching on the rear yard open space and pedestrian walkway connecting our development. Refer to attached site plans, survey, and floor plans/elevations for additional information.

G. Initial and final planned development amendments.

1. A major amendment to an initial or final planned development shall require approval of the Planning Commission or City Council, as applicable, following the process outlined above.

2. Minor amendments shall be submitted to the Director on a revised initial or final planned development plan showing the requested changes. Minor amendments that may be approved administratively by the Director include:
   a. An increase in overall density, intensity or area of use less than 20%;
   b. Any proposed change in the approved phasing plan;
   c. A decrease in setbacks less than 20%

Please feel free to contact me for any additional information required or additional questions you may have.

Sincerely,

Brandon Watts
22PD039