



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

October 27, 2016

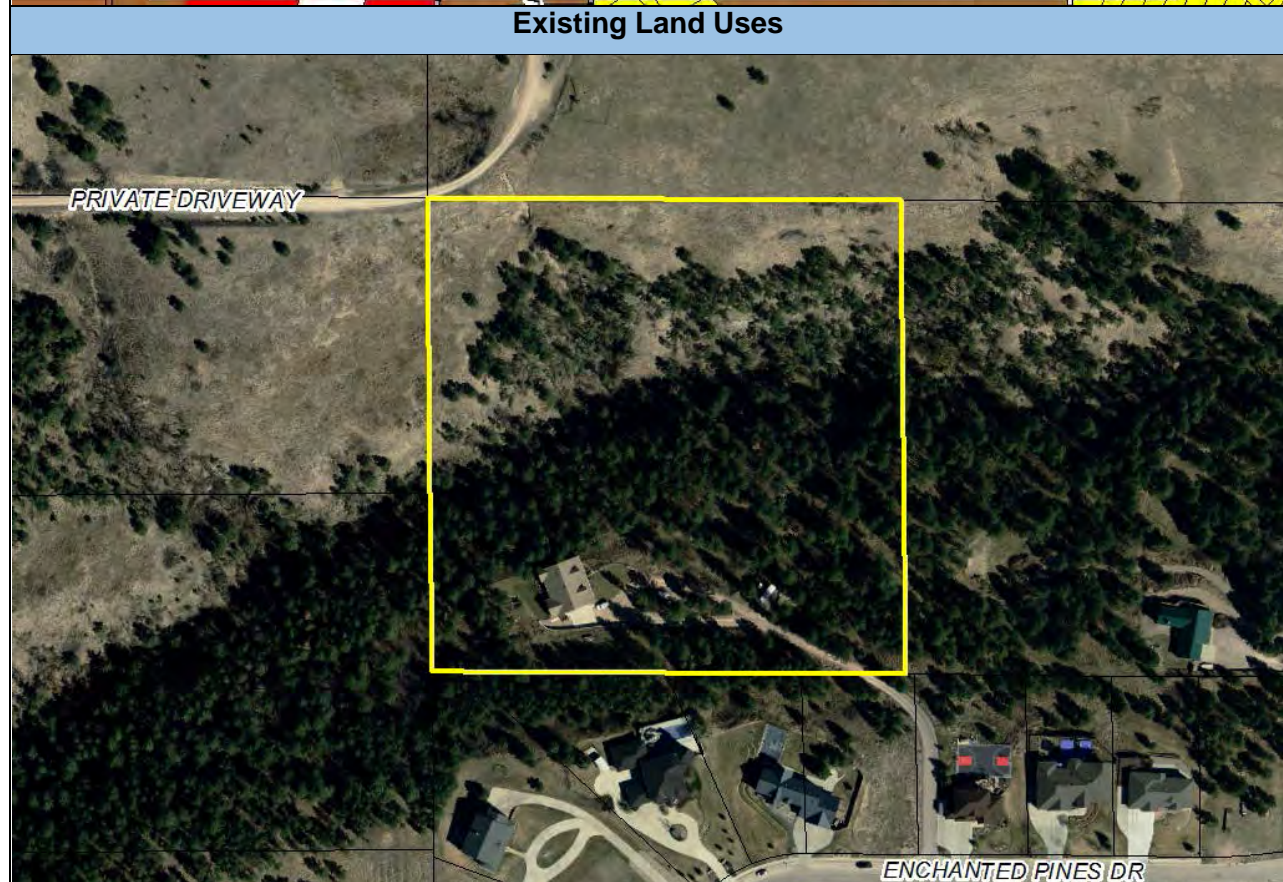
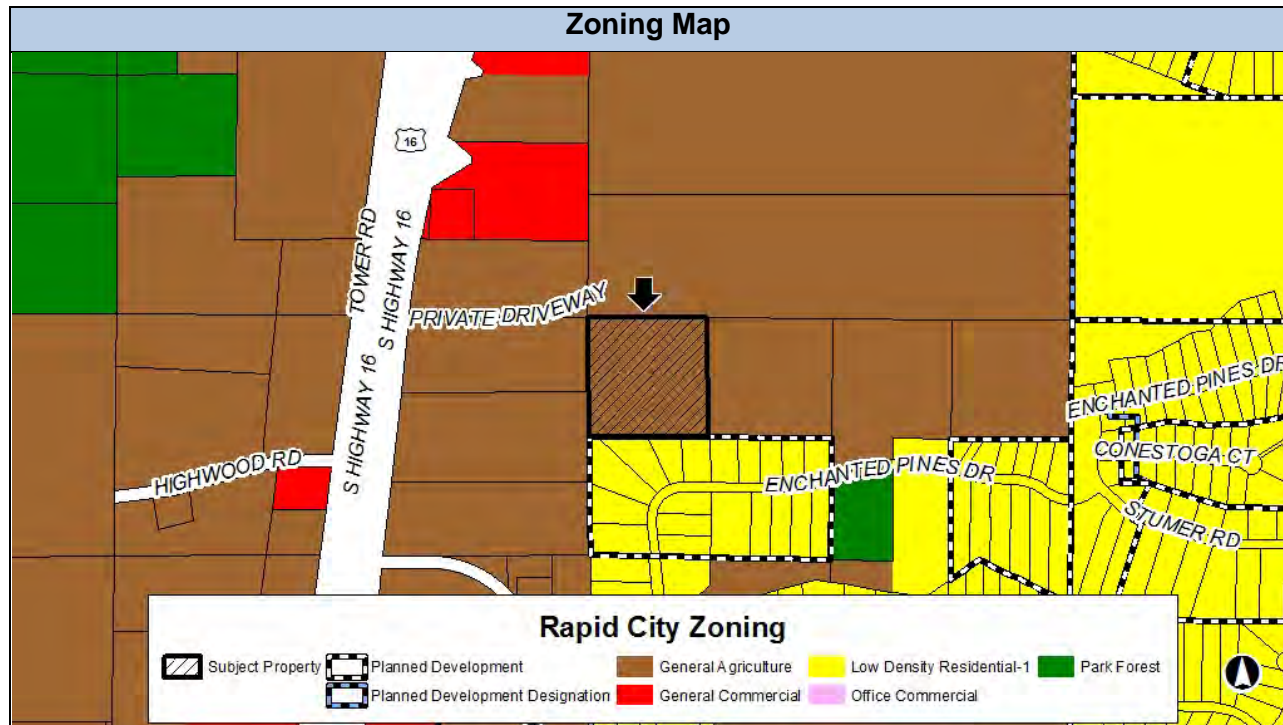
Item #17
Applicant Request(s)
Case # 16PD052 – Final Planned Development Overlay to allow an oversized garage
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development Overlay be approved with the stipulation(s) noted below.

Project Summary Brief	
The applicant has submitted a Final Planned Development Overlay application to allow an oversized garage. In particular, the applicant is proposing to construct a detached garage for the storage of a camper, boat, tractor, and a car. The proposed detached garage will be a steel building measuring 40 feet by 40 feet. The applicant is requesting to allow 2,464 square feet of storage space in lieu of the maximum allowed 1,500 square feet. In addition, the applicant is requesting an Exception to reduce the minimum required lot size for a dwelling located on property zoned General Agricultural District from 20 acres to 10 acres.	
Applicant Information	Development Review Team Contacts
Applicant: Kevin and Sandra Miller	Planner: Fletcher Lacock
Property Owner: Kevin and Sandra Miller	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

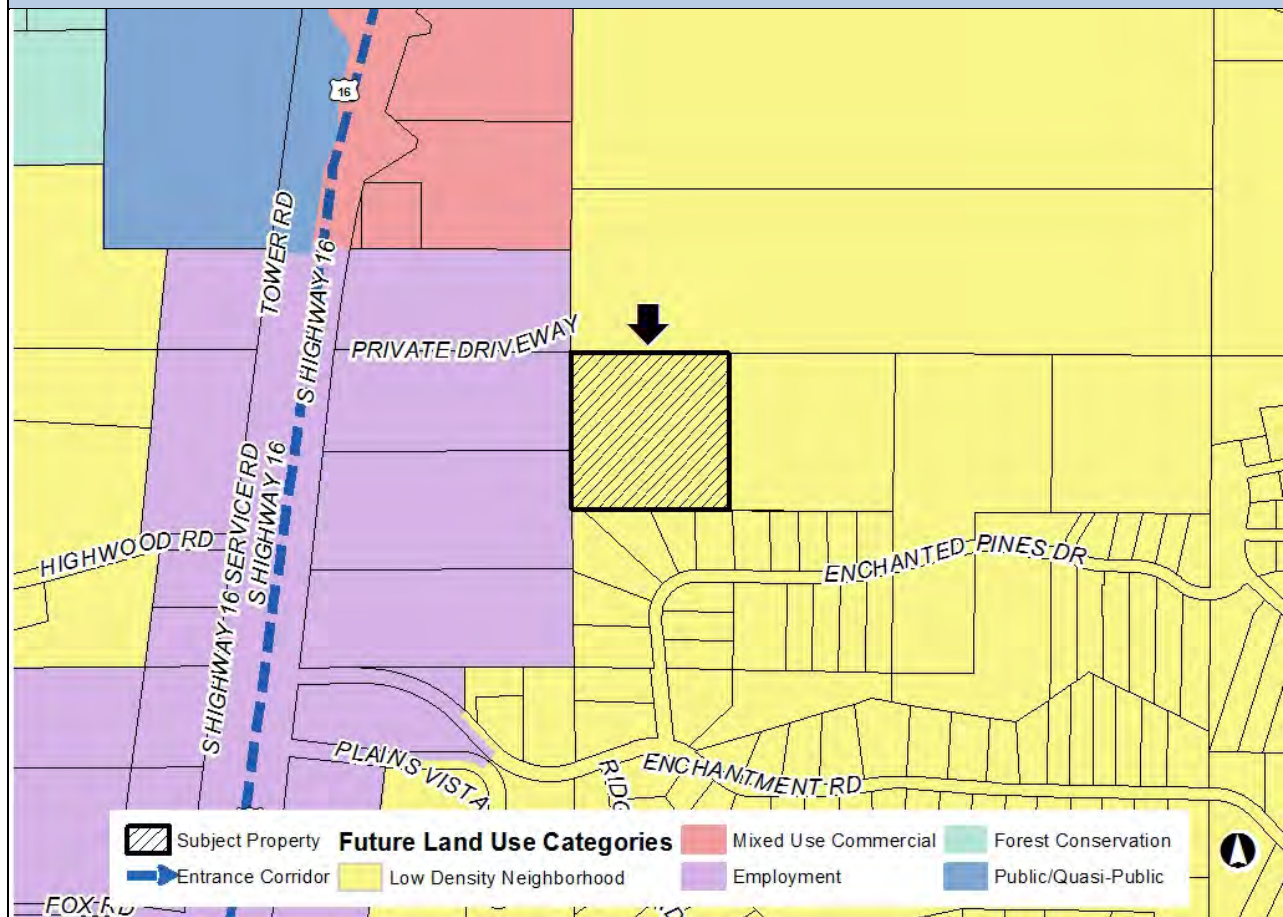
Subject Property Information	
Address/Location	4849 Enchanted Pines Drive
Neighborhood	U.S. Highway 16
Subdivision	Section 23, T1N, R7E
Land Area	10 acres
Existing Buildings	Approximately 3,876 square feet
Topography	Elevation drops from south to north into a valley and rises to again the north
Access	Enchanted Pines Drive
Water Provider	Rapid City
Sewer Provider	Septic
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN	Single-family dwelling
Adjacent North	GA	LDN	Single-family dwelling
Adjacent South	LDR-PD	LDN	Single-family dwellings
Adjacent East	GA	LDN	Single-family dwelling
Adjacent West	GA	EC	Water tower

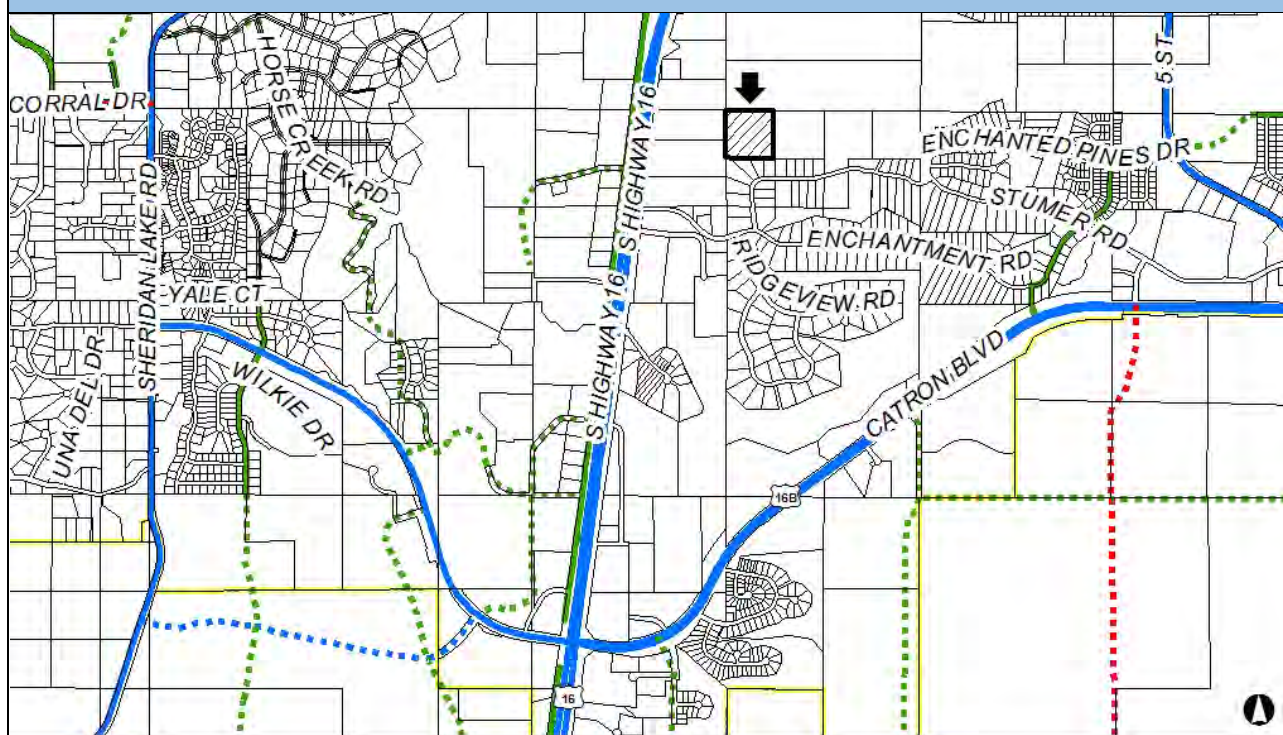




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Agricultural District		Required	Proposed
Lot Area		20 acres	Requesting an Exception to reduce the minimum required lot size for a single-family dwelling to 10 acres
Lot Width		65 feet	667 feet
Maximum Building Heights		2.5 stories or 35 feet	Two stories (existing residence)
Maximum Density		25%	1%
Minimum Building Setback:			
• Front		20 feet	63 feet
• Rear		25 feet	272 feet
• Side		12 feet	162 feet
• Street Side		N/A	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		Two parking spaces	In compliance
• # 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	
<b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Final Planned Development Overlay:</b>	
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 10 acres in size and the minimum required lot size in the General Agricultural District for a single-family dwelling is 20 acres. The applicant is proposing to construct a 1,600 square foot detached garage. There is an existing attached garage and a shed measuring 864 square feet in size. The maximum allowed storage space is 1,500 square feet. The total storage space will measure 2,464 square feet in size. The proposed garage will exceed the maximum allowed by 964 square feet.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned General Agricultural District. A single-family dwelling is a permitted use in the district provided that the lot size is a minimum of 20 acres. The existing dwelling is located on a property 10 acres in size. An over-sized garage is identified as a conditional use. The maximum allowed size of private garages in the General Agricultural District is 1,500 square feet of storage space. The applicant is proposing a total of 2,464 square feet.
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	The applicant is proposing to construct a 1,600 square foot detached garage for the storage of recreational vehicles. The proposed detached garage will be set back 63 feet from the south property line amongst a stand of trees. The proposed setback and the existing vegetation will provide a




regulations:	sufficient buffer from adjacent dwellings to the south.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	The applicant has indicated that the lower elevation of the property and the existing trees provide a buffer from the residential properties to the south. The Rapid City Fire Department has indicated that it appears that wildland fuels mitigation efforts are being implemented on the property and suggests that the applicant coordinate with the Rapid City Fire Department to review the wildland fuels mitigation plan. In addition, the applicant has stated that the garage will be used for the storage of recreational vehicles and will not be used for commercial purposes.
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 zoned General Agricultural District which requires a minimum lot size of 20 acres for a single-family dwelling and accessory uses. There is an existing single-family dwelling located on the property which is 10 acres in size. The requested Exception to reduce the minimum lot size would bring the existing dwelling into compliance with the Zoning Ordinance.

**Staff has also reviewed the proposed use with respect to Chapter 17.54.030(E) of the Rapid City Municipal Code and has noted the following issues:**


The applicant is requesting to allow an oversized garage on the subject property which is identified as a conditional use in the General Agricultural District. In particular, the applicant is proposing to construct a detached garage measuring 40 feet by 40 feet in size. The maximum allowed square footage for private accessory buildings and storage is 1,500 square feet. With the existing attached garage and the proposed detached garage, the total area of private storage space will be 2,464 square feet in size. The applicant has stated that the proposed structure will be used for storage of recreational vehicles. The proposed structure will not be used for commercial purposes. The topography of the property and the existing vegetation will serve as a buffer from adjacent properties. For the above reasons, staff recommends that the requested over-sized garage be approved.

**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	
	<b>A Balanced Pattern of Growth</b>
	N/A
	<b>A Vibrant, Livable Community</b>
LC-3.1C	<b>Compatible Infill and Redevelopment:</b> The proposed over-sized garage is located on a 10 acre property zoned General Agricultural District. The proposed setbacks, elevations, and existing trees will provide a buffer from adjacent properties.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-2.1B	<b>Wildfire Awareness and Preparedness:</b> The Rapid City Fire Department has indicated that wildland fuels mitigation is evident on the property. The Fire



	Department recommends that the applicant coordinate with the Rapid City Fire Department to review and update any wildland mitigation plan.
	<b>Efficient Transportation and Infrastructure Systems</b>
	N/A
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Final Planned Development Overlay requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Low Density Neighborhood</b>
<b>Design Standards:</b>	
GDP-N1	<b>Preservation of Natural Features:</b> The proposed Final Planned Development would allow the existing single-family dwelling with an over-sized garage on a 10 acre lot. Future development of the property would require a Major Amendment to the Planned Development.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>U.S. Highway 16</b>
<b>Neighborhood Goal/Policy:</b>	
N/A	The property is located in the U.S. Highway 16 neighborhood area. It does not appear that the proposed Final Planned Development Overlay is in conflict with the goals and policies of the district.

<b>Findings</b>
Staff has reviewed the Final Planned Development Overlay to allow an oversized garage pursuant to Chapter 17.50.050(F)5, Chapter 17.34, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. It appears that the requested Final Planned Development Overlay will have a minimal impact on adjacent properties and will serve to ensure that the existing and proposed development on the property maintains the characteristics of the neighborhood and the goals and policies of the Comprehensive Plan.

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Final Planned Development Overlay to allow an oversized garage be approved with the following stipulations:	
1.	An Exception is hereby granted to allow an oversized garage of 2,464 square feet in lieu of the maximum 1,500 square feet;
2.	An Exception is hereby granted to reduce the minimum required lot size for a single-family dwelling in the General Agriculture District from 20 acres to 10 acres;

3.	Upon submittal of a Building Permit, the applicant shall coordinate with the Rapid City Fire Department to review and implement wildland fuels mitigation; and,
4.	The Final Planned Development Overlay shall allow an oversized garage. The proposed storage structure shall not be used for commercial purposes or as a second residence. In addition, the garage shall not be used as a rental unit. Any change in use that is a permitted use in the General Agricultural District shall require a building permit. Any change in use that is a Conditional Use in the General Agricultural District 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)	
Case # 16PD052	Final Planned Development Overlay to allow an over-sized garage
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any construction. A certificate of completion shall be obtained prior to initiation of the use;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met; and,
4.	All requirements of the International Fire Code shall be met.