



Rapid City Planning Commission

Conditional Use Permit Project Report

May 24, 2018

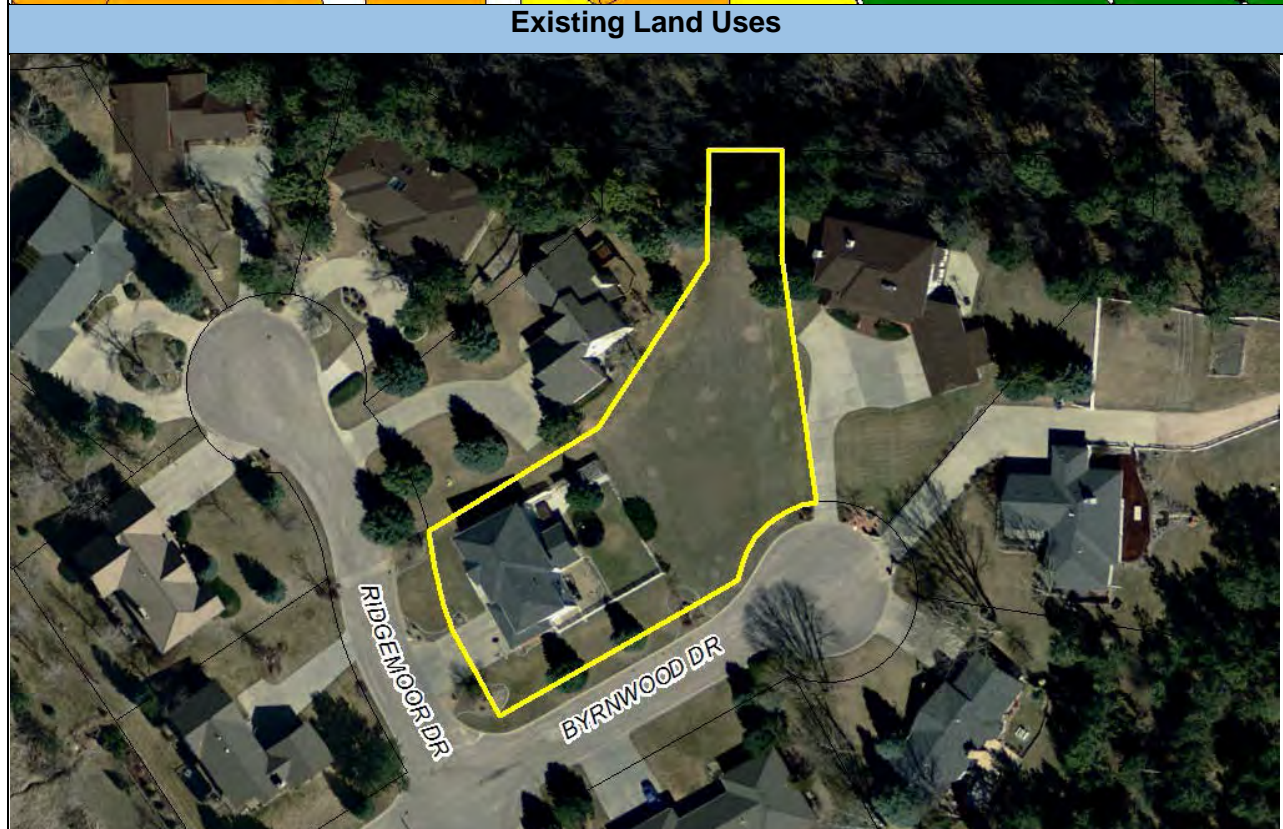
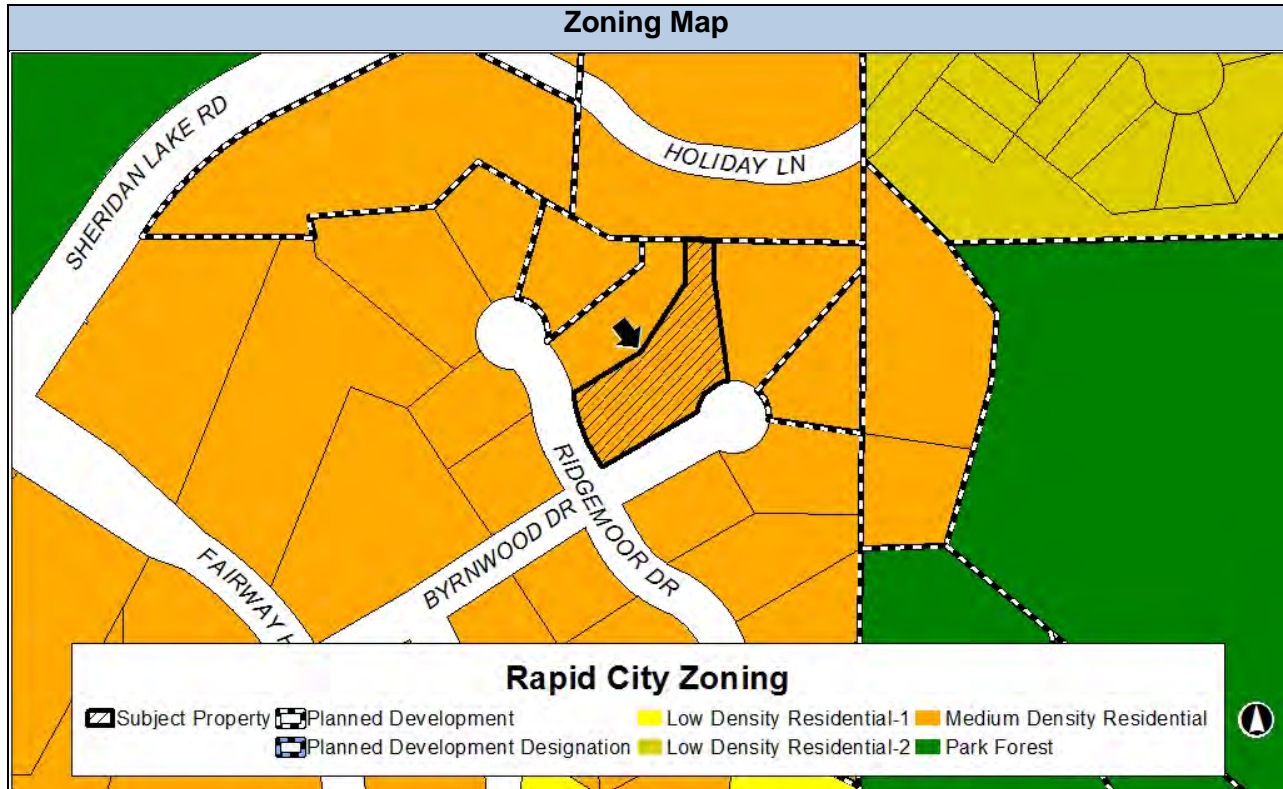
Item #9
Applicant Request(s)
Case #18UR005 – Conditional Use Permit to allow to allow an over-sized garage and accessory structures
Companion Case(s) # N/A

Development Review Team Recommendation(s)
Staff recommends that the Conditional Use Permit be approved with the stipulations noted below.

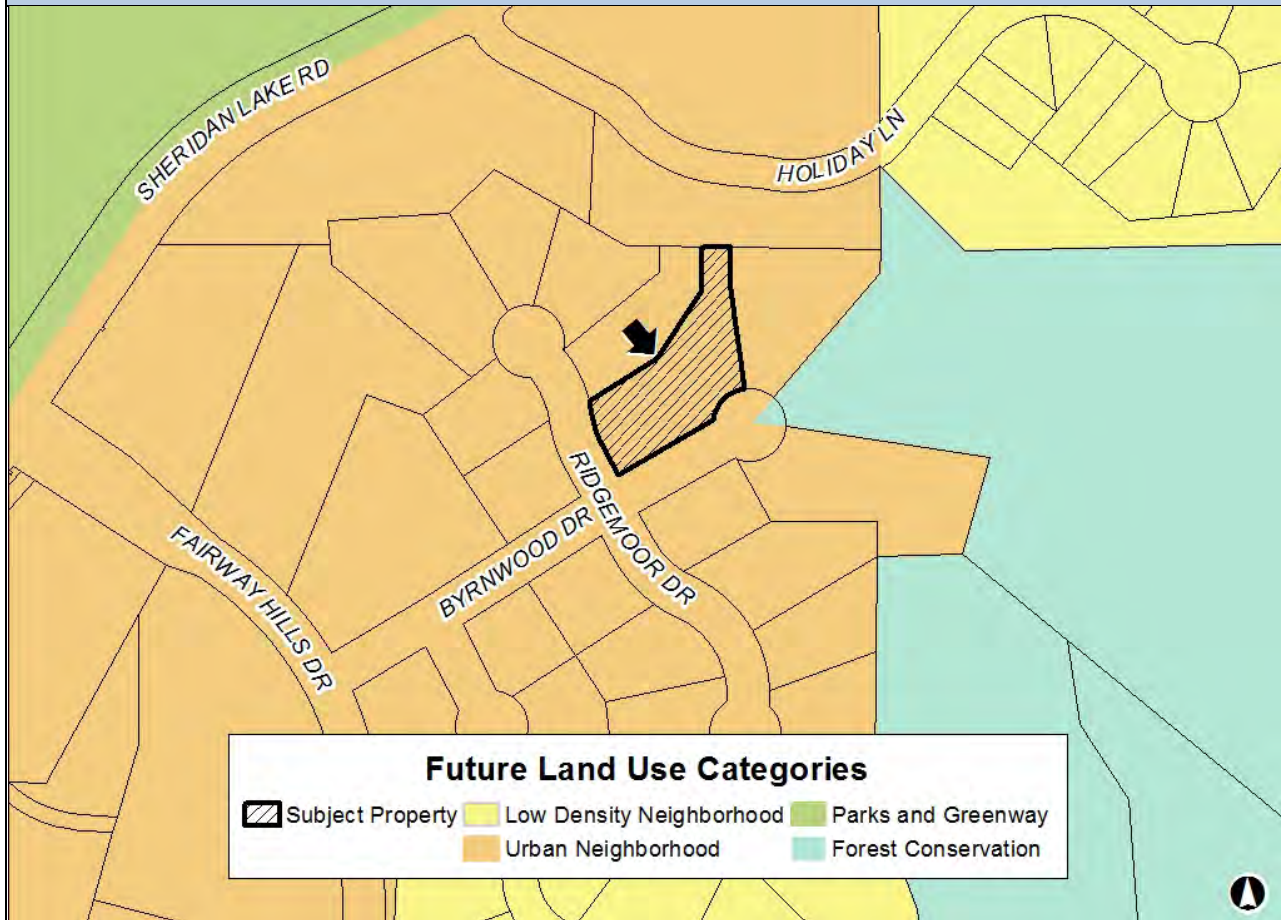
Project Summary Brief	
<p>The applicant has submitted a Conditional Use Permit to allow an accessory structure which includes an over-sized garage, pool house, and gym exceeding the maximum allowed garage area of 1,500 square feet. The property is developed with a single-family dwelling with an attached two-car garage. The applicant is proposing to construct a detached garage and pool house / gym measuring 2,172 square feet in size. The existing garage and proposed detached garage measure 2,760 square feet in size which exceeds the maximum allowed 1,500 square feet by 1,260 square feet. The applicant has stated that the garage will not be used for commercial purposes or as a second residence. The applicant has also submitted an elevation drawing identifying that the detached garage will be constructed to match the existing dwelling in style and character.</p>	
Development Review Team Contacts	
Applicant: Isaac and Holly Morgan	Planner: Fletcher Lacock
Property Owner: Isaac and Holly Morgan	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: Jon Scott	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3822 Ridgemoor Drive
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Fairway Hills No. 2
Land Area	0.71 acres
Existing Buildings	Approximately 2,035 square feet
Topography	Property slopes from the south to north approximately 22 feet / drops off on north end of property into a gully
Access	Ridgemoor Drive and Byrwood Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

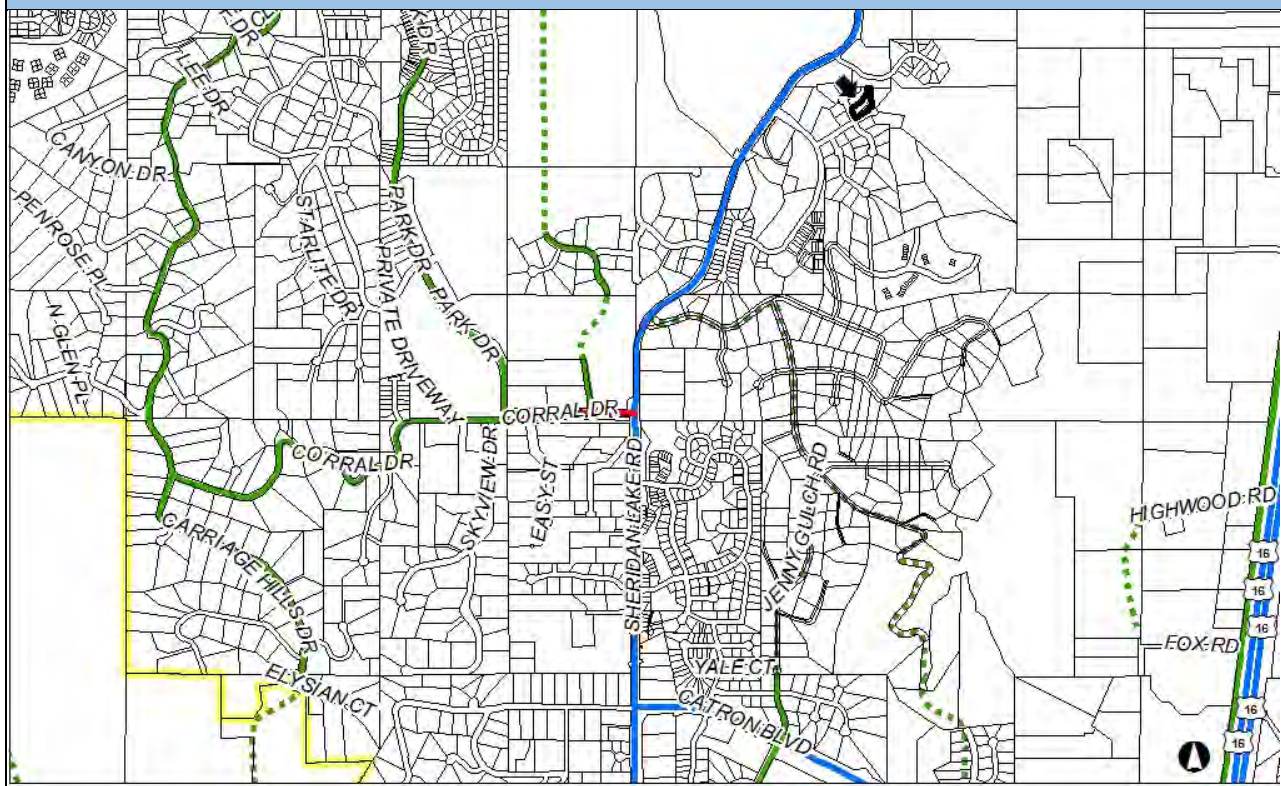
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Single-family dwelling
Adjacent North	MDR w/ PD	UN	Void of structural development
Adjacent South	MDR	UN	Single-family dwelling
Adjacent East	MDR	UN	Single-family dwelling
Adjacent West	MDR	UN	Single-family dwelling



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
18PL018	03/29/2018	Lot Line Adjustment / Consolidation Plat	Approved
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	Approximately 30,927 square feet	
Lot Frontage	Minimum 50 feet at the front building line	Approximately 330 feet	
Maximum Building Heights	15 feet for an accessory structure	13 feet	
Maximum Density	30%	15%	
Minimum Building Setback:			
• Front	20 feet	33.3 feet	
• Rear	20 feet to primary structure / 5 feet to accessory structures	Approximately 150 feet	
• Side	12 feet / 8 feet to accessory structures	12 feet to new accessory structure	
• Street Side	20 feet	38 feet to new accessory structure	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	5	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	No signage proposed	
Fencing	Pursuant to RCMC	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.10.030 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow an over-sized garage	
1. The proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood:	The applicant is proposing to construct an accessory structure including a garage, pool house, and gym totaling 2,172 square feet in size. The applicant has stated that the siding, trim, and roof material will match the existing dwelling. The applicant has also submitted a sample elevation demonstrating that the proposed accessory structure is in keeping with the residential character of the neighborhood.
2. The proposed garage shall be used for residential purposes incidental to the principal use of the property:	As noted above, the applicant has stated that the accessory structure is not intended for commercial purposes and is intended for parking, a pool house, and gym.
3. Landscaping or fencing may be required to screen the garage from neighboring properties:	The proposed accessory structure will be to the northeast of the dwelling. The site plan shows that the proposed accessory structure will face east towards the cul-de-sac. The applicant has submitted elevations showing residential lighting around the garage doors and entrances. The applicant is not proposing any additional landscaping or fencing.
4. The applicant submits a site plan with elevation drawings in addition to information on what types of building materials will be	The applicant has submitted an elevation drawing identifying that the accessory structure will be constructed with siding, trim and roof material in keeping with the aesthetic of the property and the character of the

used for the garage:	neighborhood.
Staff has also reviewed the proposed over-sized garage with respect to Chapter 17,54.030(E) of the Rapid City Municipal Code and has noted the following issues:	
1. The location, character and natural features of the property:	The property is located northeast of the intersection of Ridgemoor Drive and Byrnwood Drive. The property slopes from the south to north approximately 22 feet and drops off on north end of property into a gully. The property is developed with a single-family dwelling and an attached garage. A Lot Line Adjustment / Consolidation Plat was approved on March 29, 2018 to combine two lots into one.
2. The location, character and design of adjacent buildings:	Properties to the north, south, east, and west are developed with single-family dwellings.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any additional landscaping or fencing. The size of the lot, the change in elevation from south to north, and the proposed orientation of the garage will serve to mitigate any negative affects.
4. Proposed vegetation, topography and natural drainage:	The applicant is not proposing any additional landscaping. A landscape plan is not required for the Medium Density Residential District.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access to the property is currently from Ridgemoor Drive. The proposed accessory structure take access form Brynwood Drive which is a cul-de-sac street at this location.
6. Existing traffic and traffic to be generated by the proposed use:	It is not anticipated that a single-family dwelling with an attached garage and a detached garage will generate significant traffic.
7. Proposed signs and lighting:	The applicant is not proposing any signage. The applicant has indicated that lighting to match the dwelling will be installed next to the doors and garage doors. The applicant should be aware that all outdoor lighting must 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.
8. The availability of public utilities and services:	The property is currently served by Rapid City water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Medium Density Residential District. A single-family dwelling with an attached garage and a detached garage / accessory structure is a permitted use in the district. An over-sized garage / accessory structure is a conditional use in the district.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The existing single-family dwelling with an attached garage and the proposed accessory structure are in compliance with all area regulations except for the garage size.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	It does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing	The stipulations of approval will ensure that the proposed over-sized garage / accessory structure will maintain the residential character of the neighborhood and will not be used for commercial purposes.

adjacent uses:	
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	
LC-2.1D	Neighborhood Character: The applicant has submitted elevations of the proposed accessory structure demonstrating that the development will maintain the aesthetic and residential character of the area.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Ridgemoor Drive and Brynwood Drive are identified as local streets. The applicant is proposing a new driveway from Brynwood Drive to access the proposed detached garage / accessory structure. Brynwood Drive is a cul-de-sac street at this location.
 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 Conditional Use Permit 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 Conditional Use Permit 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):	Urban Neighborhood
Design Standards:	
SDP-N4	Garage Placement: The property is zoned Medium Density Residential District and an over-sized garage / accessory structure is identified as a conditional use in the district. The applicant is proposing to construct the accessory structure to the rear of the existing dwelling. The size of the lot, the rise in elevation from south to north, and the proposed orientation of the structure will serve to mitigate any negative affects. The proposed over-sized garage supports the goal of reducing the visual prominence of garages.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The subject property is located in a developed residential neighborhood with larger lot sizes.
Findings	
Staff has reviewed the Conditional Use Permit to allow an over-sized garage and accessory structures pursuant to Chapter 17.10.030 and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. An over-sized garage / accessory structure larger than 1,500 square feet in size is a conditional use in the Medium Density Residential District. The property is approximately 0.71 acres in size and the proposed structure is being constructed to match the existing design of the residence. The lot size, topography, garage placement behind the dwelling, and garage orientation support the goal of reducing the prominence of an over-sized garage.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Conditional Use Permit to allow an over-sized garage and accessory structures be approved with the following stipulations:	
1.	An Exception is hereby granted to allow an over-sized garage / accessory structure 2,172 square feet in size, for a total garage area of 2,760 square feet in lieu of the maximum allowed 1,500 square feet;
2.	Upon submittal of a Building Permit, a utility plan showing the sanitary sewer and water services shall be submitted for review and approval. A profile view of the sanitary sewer service shall be submitted;
3.	Upon submittal of a Building Permit, the applicant shall provide details on how the pool is proposed to be drained, including the diameter of the pool drain
4.	The proposed over-sized accessory structure shall be constructed with the same character as shown on the applicant's submitted elevations. Any change to the colors or character of the garage shall require a Major Amendment to the Conditional Use Permit; and,
5.	The Conditional Use Permit shall allow for an over-sized garage / accessory structure on the property. The garage shall not be used for commercial purposes or as a second residence. In addition, the structure shall not be used as a rental unit. Any change in use that is a permitted use in the Medium Density Residential District shall require a building permit. Any change in use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Conditional Use Permit.



**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 # 18UR005	Conditional Use Permit to allow an over-sized garage and accessory structures
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.