



Rapid City Planning Commission

Conditional Use Permit Project Report

September 6, 2018

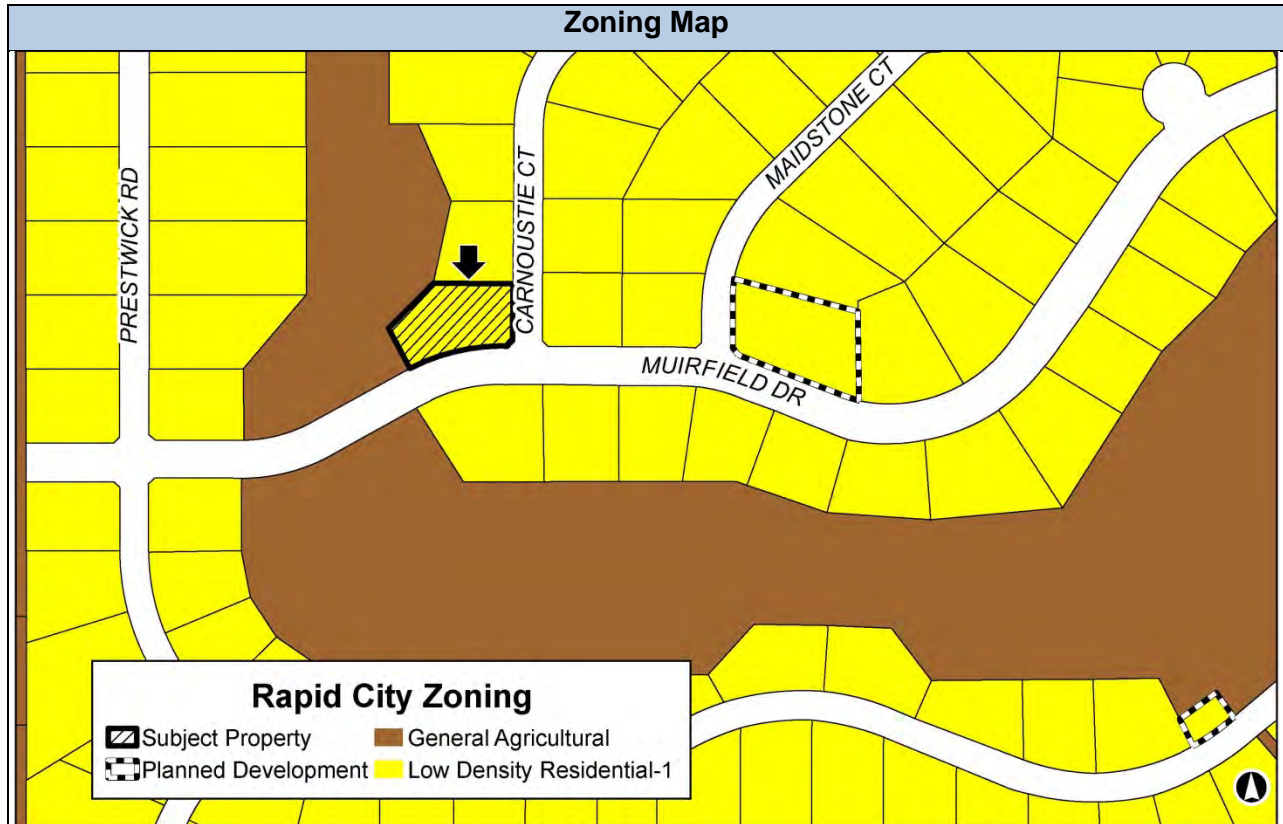
Item #7
Applicant Request(s)
Case #18UR009 – Conditional Use Permit to allow to allow an over-sized garage
Companion Case(s) # N/A

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

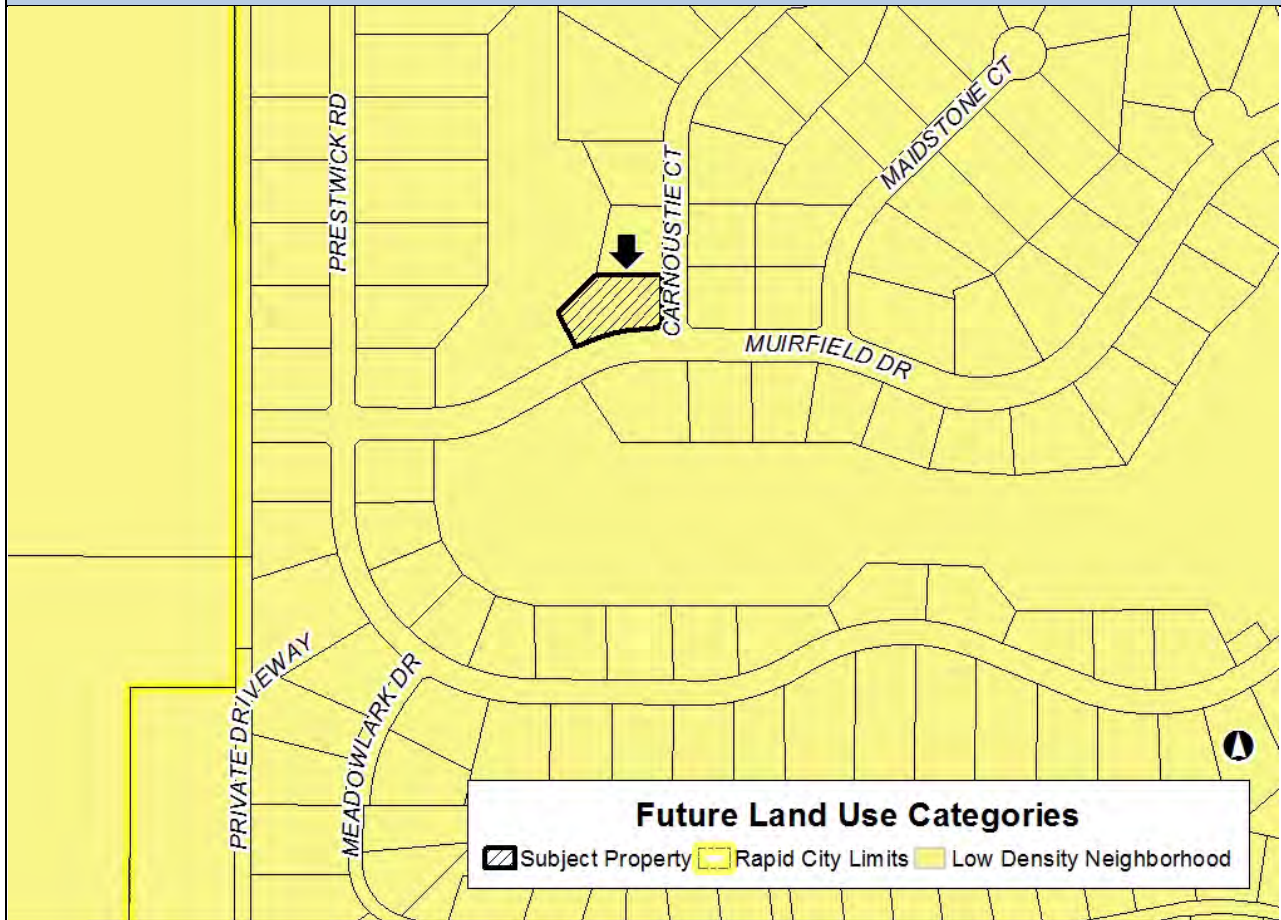
Project Summary Brief	
<p>The applicant has submitted a Conditional Use Permit to allow an over-sized garage. In particular, the applicant is proposing to construct a 34 foot by 26 foot addition to an existing attached garage. The property is developed with a single-family dwelling with an attached three-car garage which measures 1,158 square feet in size. The applicant is proposing to construct an addition to the attached garage measuring 884 square feet in size. The existing garage and proposed expansion measure 2,042 square feet in size which exceeds the maximum allowed 1,500 square feet by 542 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 garage will be constructed to match the existing dwelling in style and character.</p>	
Development Review Team Contacts	
Applicant: Larry Riddle	Planner: Fletcher Lacock
Property Owner: Louise Riddle	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	6374 Muirfield Drive
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Red Rock Estates
Land Area	0.53 acres
Existing Buildings	Approximately 3,465 square feet
Topography	Property rises in elevation from northwest to the southeast approximately 12 feet
Access	Carnoustie Court
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Overlap area between Black Hills Power and Black Hills Electric Cooperative
Floodplain	N/A

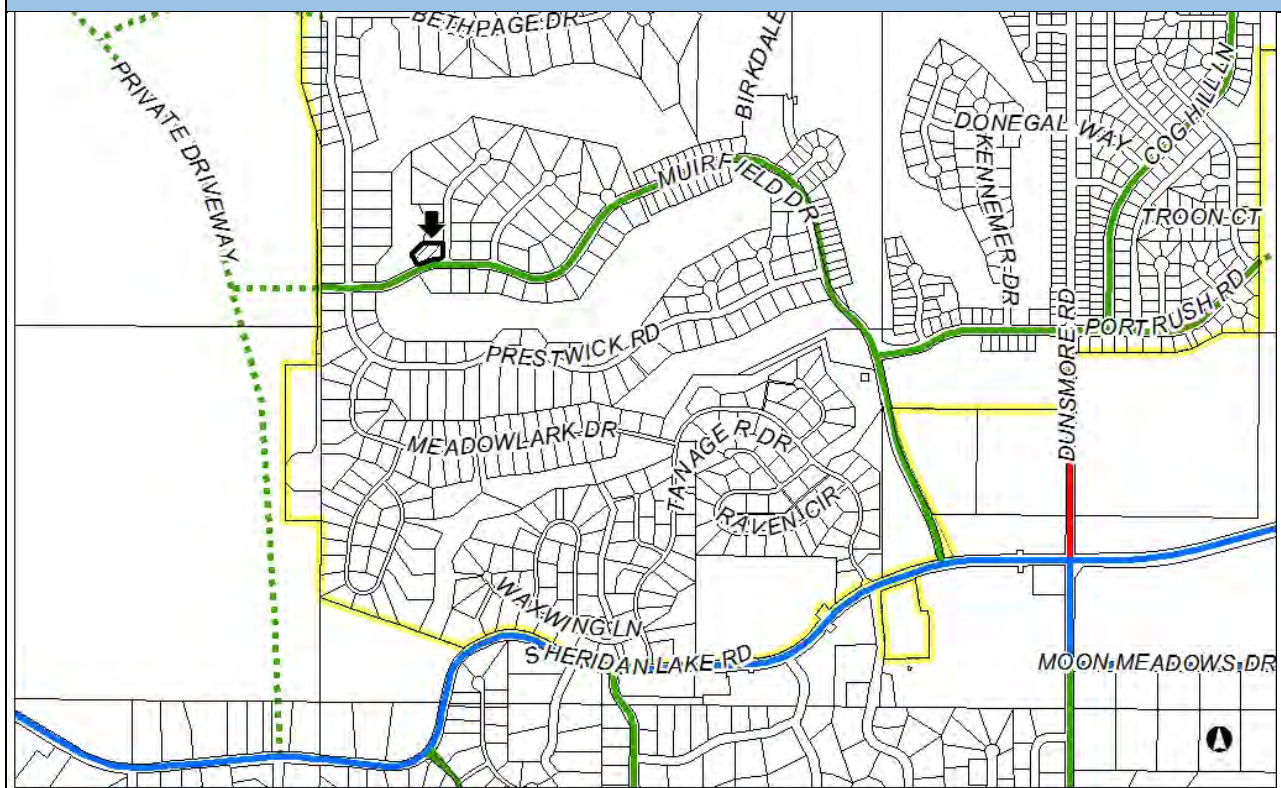
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	LDN	Single-family dwelling
Adjacent North	LDR	LDN	Single-family dwelling
Adjacent South	LDR	LDN	Single-family dwelling
Adjacent East	LDR	LDN	Single-family dwelling
Adjacent West	GA	LDN	Gold Course



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Rapid City Limits
- Minor arterial
- Proposed collector

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	Approximately 23,086 square feet	
Lot Frontage	Minimum 50 feet at the front building line	Approximately 290 feet	
Maximum Building Heights	2½ Story or 35 feet	One story walkout	
Maximum Density	30%	15%	
Minimum Building Setback:			
• Front	20 feet	34 feet	
• Rear	25 feet	29 feet	
• Side	12 feet	43 feet	
• Street Side	25 feet	25 feet	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	4	
• # 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 a garage addition measuring 884 square feet in size. The existing attached three-car garage measures 1,158 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 expansion 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 garage expansion is not intended for commercial purposes and is intended for parking and storage.
3. Landscaping or fencing may be required to screen the garage from neighboring properties:	The applicant is not proposing any additional landscaping or fencing. The current garage faces the east and is accessed by Carnoustie Court. The proposed addition will add three-stalls to the front of the existing garage. The existing lighting on the face of the garage will be used with the expansion.
4. The applicant submits a site plan with elevation drawings in addition to information on what types of building materials will be used for the garage:	The applicant has submitted an elevation drawing identifying that the garage expansion will be constructed with siding, trim and roof material in keeping with the aesthetic of the property and the character of the 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 on the northwest corner of the intersection of Muirfield Drive and Carnoustie Court at 6374 Muirfield Drive. The property slopes downward from the

	southeast to northwest approximately 12 feet. The property is developed with a single-family dwelling with an attached garage.
2. The location, character and design of adjacent buildings:	Properties to the north, south, and east are developed with single-family dwellings. The property to the west is developed with a golf course.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any additional landscaping or fencing. The proposed expansion is to the front of the existing garage which faces Carnoustie Court to the east. The proposed expansion maintains a 34 foot front yard setback. A minimum front yard setback of 20 feet is required. The additional setback provides a buffer.
4. Proposed vegetation, topography and natural drainage:	The applicant is not proposing any additional landscaping. A landscape plan is not required for the Low 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:	Muirfield Drive is identified as a Collector Street on the City's Major Street Plan. Vehicular access to the property is currently from Carnoustie Court, the lower order street. There is property-line sidewalk constructed along Muirfield Drive and Carnoustie Court.
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 will generate significant traffic.
7. Proposed signs and lighting:	The applicant is not proposing any signage. The applicant has indicated that 4 can lights 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. The applicant should be aware that the Rapid City Fire Department has indicated that there may be an issue with fire flows in the area. As such, prior to issuance of a Building Permit, the applicant must coordinate with the Rapid City Fire Department to address any concerns with fire flows.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Low Density Residential District. A single-family dwelling with an attached garage is a permitted use in the district. An over-sized garage 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 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 adjacent uses:	The stipulations of approval will ensure that the proposed over-sized garage will maintain the residential character of the neighborhood and will not be used for commercial purposes.

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 garage expansion 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: Muirfield Drive is identified as a Collector Street on the City's Major Street Plan. The property is currently accessed from Carnoustie Court, which is the lower order street. The site plan identifies the existing driveway being expanded. The applicant should be aware that a maximum driveway width of 20 feet is allowed. As such, upon submittal of a Building Permit, the site plan must be revised to show a 20 foot wide driveway approach or an Exception from the Infrastructure Design Criteria Manual must be obtained.
 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):	Low Density Neighborhood
Design Standards:	
SDP-N4	Garage Placement: The property is located on the northwest corner of the intersection of Muirfield Drive and Carnoustie Court. The front of the house faces Muirfield Drive to the south. The existing garage and proposed expansion is accessed from Carnoustie Court. The proposed setback of 34 feet exceeds the minimum required front yard setback of 20 feet from Carnoustie Court.

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 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 larger than 1,500 square feet in size is a conditional use in the Low Density Residential District. The property is approximately 0.53 acres in size and the proposed structure is being constructed to match the existing design of the residence. The stipulations of approval will serve to mitigate any negative impact on the neighborhood, ensure that the residential character of the neighborhood is being maintained, and to ensure that the garage will not be used for commercial purposes.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Conditional Use Permit to allow an over-sized garage be approved with the following stipulation:	
1.	An Exception is hereby granted to allow an over-sized garage 2,042 square feet in size, in lieu of the maximum allowed 1,500 square feet;
2.	Upon submittal of a Building Permit, the site plan shall be revised to show a 20 foot wide driveway approach or an Exception from the Infrastructure Design Criteria Manual shall be obtained;
3.	Prior to issuance of a Building Permit, the applicant shall coordinate with the Rapid City Fire Department to address any concerns with fire flows;
4.	All outdoor lighting shall 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;
5.	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,
6.	The Conditional Use Permit shall allow for an over-sized garage 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 Low Density Residential District shall require a Building Permit. Any change in use that is a Conditional Use in the Low 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 # 18UR009	Conditional Use Permit 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.