



Rapid City Planning Commission

Planned Development Project Report

December 6, 2018

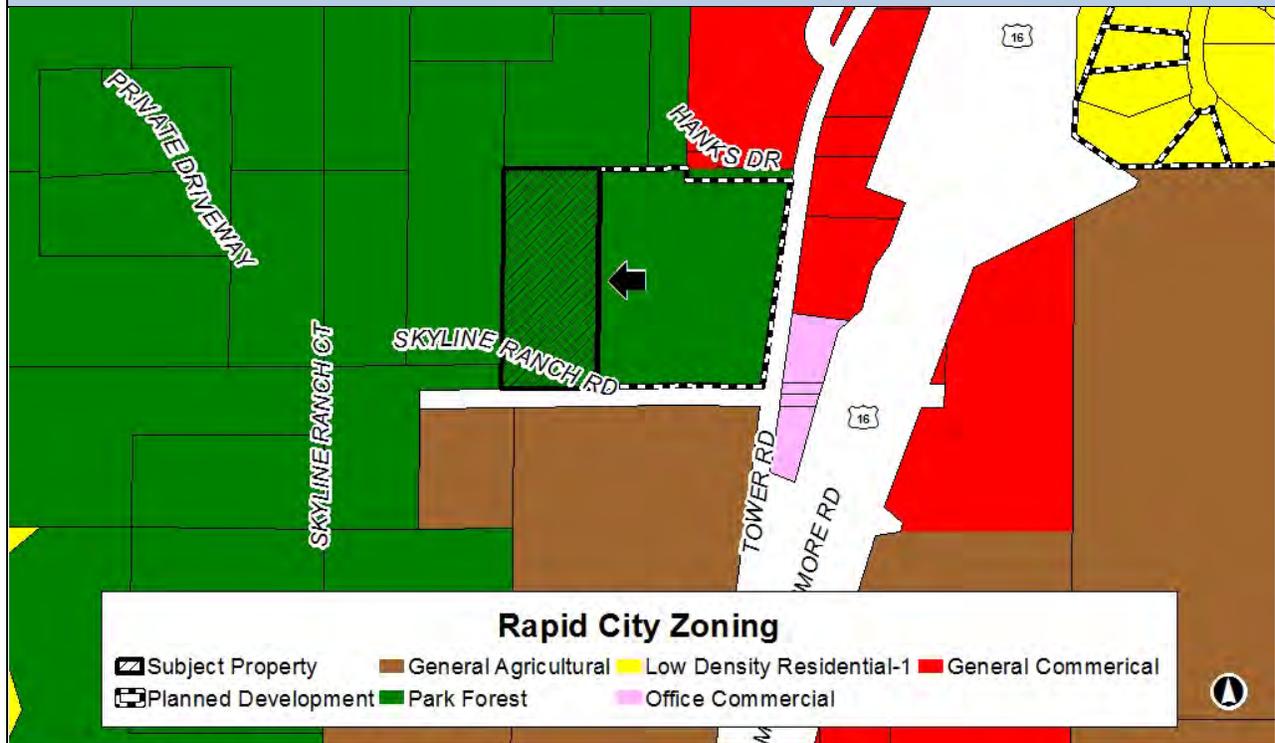
Item #9
Applicant Request(s)
Case #18PD033 – Final Planned Development Overlay to allow an over-sized garage
Companion Case(s) N/A
Development Review Team Recommendation(s)
If the Planning Commission determines that the proposed elevations are appropriate, staff recommends that the Final Planned Development Overlay be approved with the stipulations below.
Project Summary Brief
<p>(Update November 30, 2018. All revised and/or added text is shown in bold.) This item was continued from the November 21, 2018 Planning Commission meeting at the applicant’s request to allow them to visit with the neighborhood regarding the location and design of the accessory structure. If the Planning Commission determines that the proposed elevations are appropriate, staff recommends that the Final Planned Development Overlay be approved with stipulations.</p> <p>(Update November 13, 2018. All revised and/or added text is shown in bold.) This item was continued from the November 8, 2018 Planning Commission meeting to allow the applicant to submit revised elevations demonstrating that the materials and colors for the proposed garage will match the residential character of the area. The applicant has submitted revised plans showing multiple revisions to the proposed structure. The south elevation of the proposed accessory structure has been revised to include painting the exposed foundation to match the dwelling. The west elevation has been revised to include two red rock columns 30 inches in width, red rock accents on the exposed foundation wall, and horizontal lap siding. No changes are proposed for the north and east elevations. The applicant has also revised the site plan to move the proposed garage 30 feet further north on the property increasing the setback from the road from 235 feet to 265 feet. The applicant has indicated that the additional setback, the existing berm, and existing landscaping will serve to mitigate any negative impacts to adjacent properties. If the Planning Commission determines that the proposed elevations are appropriate, staff recommends that the Final Planned Development Overlay be approved with revised stipulations.</p> <p>The applicant has submitted a Final Planned Development Overlay to allow an over-sized garage. In particular, the applicant is proposing to construct a 59 foot by 52 foot detached accessory structure to include a garage, carport, and greenhouse. The property is developed with a single-family dwelling with an attached garage which measures 900 square feet in size. The applicant is proposing to construct a detached garage measuring 3,068 square feet in size. The existing garage and proposed expansion measure 3,968 square feet in size which exceeds the maximum allowed 1,500 square feet by 2,468 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 elevations and color swatches identifying that the garage will be constructed with vertical metal siding and a metal roof in colors that will match the existing dwelling. The applicant is proposing access to the new garage from JW Gould Memorial Drive which is an unpaved access. As such, the applicant is requesting an Exception to waive the requirement to pave the first 50 feet of the driveway located on the property.</p>

Applicant Information		Development Review Team Contacts
Applicant: Bob Brandt		Planner: Fletcher Lacock
Property Owner: Jensen Family Trust		Engineer: Todd Peckosh
Architect: N/A		Fire District: Tim Behlings
Engineer: N/A		School District: Kumar Veluswamy
Surveyor: N/A		Water/Sewer: Todd Peckosh
Other: N/A		DOT: Stacy Bartlett
Subject Property Information		
Address/Location	1780 Skyline Ranch Road	
Neighborhood	U.S. Highway 16 Neighborhood Area	
Subdivision	Section 14, T1N. R7E	
Land Area	6.06 acres	
Existing Buildings	Single-family dwelling / 1,800 square feet	
Topography	Relatively flat on south side of property / drops off into gully to the north	
Access	Skyline Ranch Road / Proposing access to detached garage from JW Gould Memorial Drive	
Water / Sewer	Rapid City water / 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	PF	FC	Single-family dwelling
Adjacent North	PF	FC	Single-family dwelling
Adjacent South	GA	P/QP	Cemetery
Adjacent East	PF - PD	FC	Single-family dwelling
Adjacent West	PF	FC	Single-family dwelling

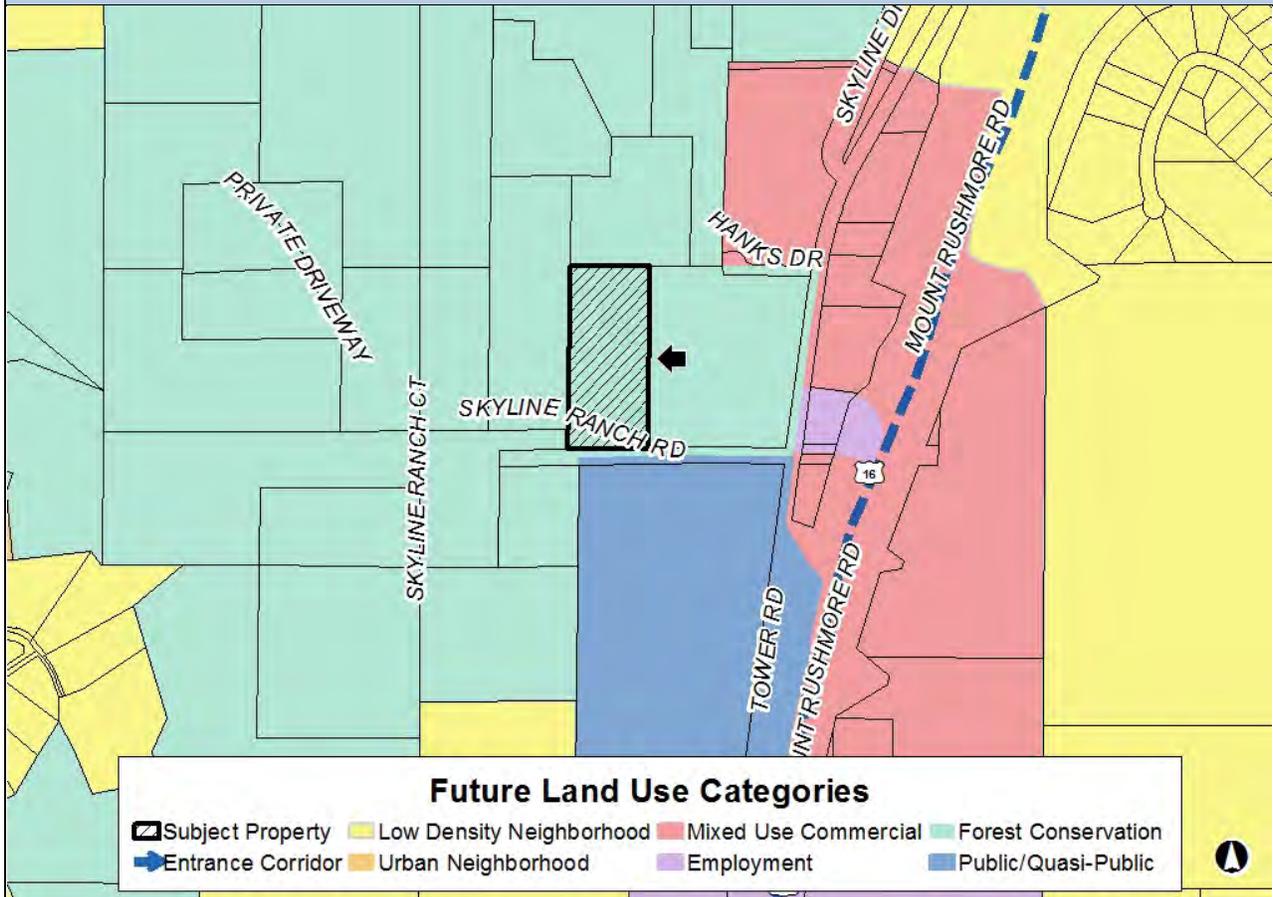
Zoning Map



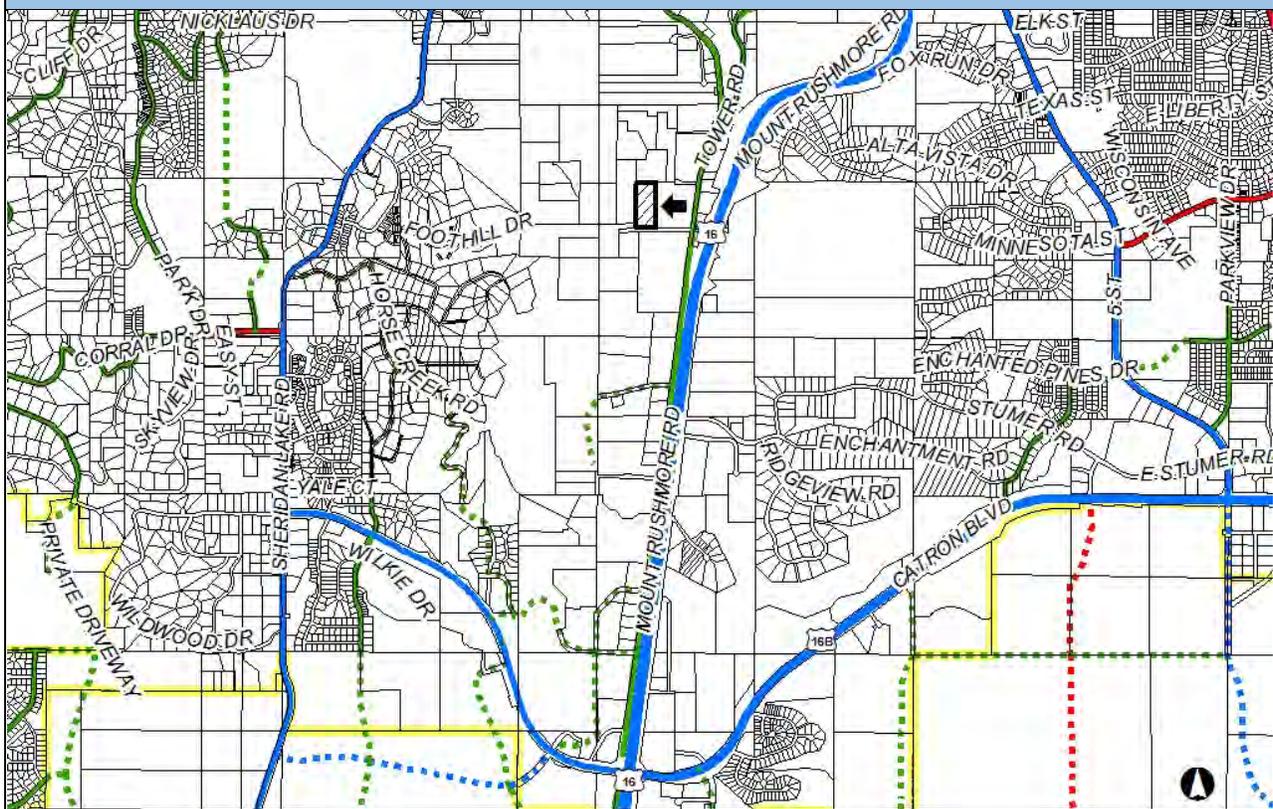
Existing Land Uses



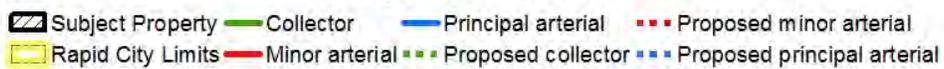
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Park Forest District	Required	Proposed	
Lot Area	3 acres	6.06 acres	
Lot Width	50 feet	Approximately 340 feet	
Maximum Building Heights	2½ stories or 35 feet / 15 feet for accessory structures	One-story / proposed 15 feet for detached garage	
Maximum Density	25%	3.1%	
Minimum Building Setback:			
• Front	20 feet	230 feet	
• Rear	50 feet	Approximately 490 feet	
• Side	30 feet	30 feet / 125 feet	
• Street Side	20 feet	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	2	2	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC	None proposed	
Fencing	As per RCMC	None proposed	

Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Final Planned Development Overlay:

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 comprised of approximately 6.06 acres of land zoned Park Forest District. The subject property is located approximately 630 feet west of the intersection of Tower Road and Skyline Ranch Road. The property is currently developed with a single-family dwelling with an attached two-stall garage. The applicant is proposing to construct a detached accessory structure measuring 3,068 square feet in size to include a garage, carport, and greenhouse.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	A single-family dwelling is identified as a permitted use in the Park Forest District. Accessory structures exceeding 1,500 square feet in size are identified as a conditional use in the district.
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 regulations:	The applicant is requesting an Exception to waive the requirement to pave the first 50 feet of the proposed driveway from JW Gould Memorial Drive. In lieu of paving, the applicant is proposing to use recycled asphalt. JW Gould Memorial Drive is a private access surfaced with gravel. Public Works staff has indicated concurrence with the proposed surfacing material. As such, staff recommends that the Exception request to waive the requirement to pave the first 50 feet of the driveway be approved.

4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The property is zoned Park Forest District and an over-sized garage is identified as a conditional use in the district.
5. Any adverse impacts will be reasonably mitigated:	The property is located in an area of the City with large lot sizes. The subject property is approximately 6.06 acres in size. A Final Planned Development Overlay (File #15PD024) was approved for the property to the east to allow two accessory structures measuring a total of 4,120 square feet in size. In addition, the property to the west is developed with a single-family dwelling and accessory structures, which were built prior to annexation into the City, measuring approximately 15,113 square feet in size. The proposed over-sized garage should have a minimal impact on the area due to the large lot size, existing vegetation, and increased setbacks from roadways.
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:	As noted above, the proposed detached accessory structure will take access from JW Gould Memorial Drive, which is a private access with a gravel surface. Public Works staff concurs with the request due to JW Gould Memorial Drive being a private access and gravel drive. As such, staff recommends that the Exception to waive the requirement to pave the first 50 feet of the driveway be granted.

Planning Commission Criteria and Findings for Approval or Denial

Pursuant to Section 17.08.030 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:	<p>The applicant is proposing to construct a detached accessory structure to include a garage, carport, and greenhouse measuring 3,068 square feet in size. The existing house is yellow in color with brown edging and doors. In addition, the dwelling is accented with red rock veneer. The applicant is proposing a light stone siding, desert colored roof panels, and tan doors.</p> <p>As noted above, a Final Planned Development Overlay (File #15PD024) was approved for the adjacent property to the east to allow an over-sized garage. The applicant matched the roof gables, siding, materials, and colors to the existing dwelling. The proposed colors and materials for the subject property are not in keeping with the character of the existing dwelling and are not in keeping with development that was previously approved in the City. The adjacent property to the west was constructed prior to annexation into the City and includes a horse barn. The accessory structures are not visible from Skyline Ranch Road due to the topography and trees. Similar to the property to the east, the City requires that over-sized garages match the colors and materials of the dwelling. Staff recommends that upon submittal of a Building Permit, the applicant demonstrate that the materials and siding on all sides of the proposed structure include red rock accents and matching trim and doors to the dwelling.</p>
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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 proposed accessory structure is not intended for commercial purposes and is intended for parking, storage, and a greenhouse.
3. Landscaping or fencing may be required to screen the garage from neighboring properties:	Numerous large trees are located on the property. The applicant is not proposing any additional landscaping or fencing. The existing vegetation and proposed setbacks provide the buffer intended by the Zoning Ordinance.
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 not adequately demonstrated that the colors and materials will match the existing dwelling. In particular, the dwelling includes red rock accents and dark edging including dark colored garage doors. As such, staff recommends that upon submittal of a Building Permit, the applicant demonstrate that the materials and siding on all sides of the proposed structure include red rock accents and matching edging and doors to the dwelling.
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 at 1780 Skyline Ranch Road. The property is developed with a single-family dwelling with an attached garage. The property is approximately 6.06 acres in size. The south half of the property is relatively flat and drops off into a valley to the north side of the property. The north half of the property is heavily wooded.
2. The location, character and design of adjacent buildings:	Properties to the north, east, and west are large lots developed with single-family dwellings. The area is zoned Park Forest District with the intent of preserving the open character of the area. Property to the south is the location of a cemetery.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any additional landscaping or fencing. The large lot size, existing vegetation, and large setbacks will serve as the buffer intended by the Zoning Ordinance.
4. Proposed vegetation, topography and natural drainage:	The applicant is not proposing any additional landscaping. A landscape plan is not required for the Park Forest District. The applicant has been working with the Rapid City Fire Department to adopt a Wildland Fuels Mitigation Plan. The applicant must continue to coordinate with the Rapid City Fire Department to ensure compliance with the adopted plan.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Primary access to the dwelling is from Skyline Ranch Road. The applicant is proposing to access the new garage from JW Gould Memorial Drive. There are no sidewalks in this area. The applicant should be aware that a sidewalk will be required along Skyline Ranch Road as a part of a Building Permit or a Variance must be obtained from the City Council to waive the requirement.
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 lights will be provided around the entrances. 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. There is also a private septic system.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Park Forest District. A single-family dwelling with a detached 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 and the proposed detached 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
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: The applicant is proposing to access the new garage from JW Gould Memorial Drive which is a private access. The applicant is requesting an Exception to waive the requirement to pave the first 50 feet of the driveway and is proposing asphalt millings in lieu of paving. JW Gould Memorial Drive is a gravel road and the Public Works Department has indicated concurrence with the request. Staff recommends that the Exception be granted.
	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 Final Planned Development Overlay 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 Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Forest Conservation
Design Standards:	
GDP-FC4	Fire Resistant Building Materials: The applicant is proposing to construct a metal building which is in compliance with the goal. However, as previously noted, the proposed colors and materials are not in keeping with the existing development located on the property or what adjacent property owners have provided. The property to the west was constructed prior to annexation into the City and is also not visible from Skyline Ranch Road due to its location below a ridge and the heavy tree cover. As such, the colors and materials are not in keeping with the character of the property or the neighborhood. The applicant should be aware that upon submittal of a Building Permit, the materials and siding on all sides of the proposed garage must include red rock accents and matching colors for the trim and doors in keeping with the appearance of the dwelling.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	U.S. Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
US16-NA1.1G	Forest Conservation: As noted above, the applicant has been working with the Rapid City Fire Department (RCFD) to implement a Wildland Fuels Mitigation Plan. The applicant must continue to coordinate with the RCFD to implement the plan.

Findings

The applicant has submitted revised plans showing multiple revisions to the proposed structure. The south elevation of the proposed accessory structure has been revised to include painting the exposed foundation to match the dwelling. The west elevation has been revised to include two red rock columns 30 inches in width, red rock accents on the exposed foundation wall, and horizontal lap siding. No changes are proposed for the north and east elevations. The applicant has also revised the site plan to move the proposed garage 30 feet further north on the property increasing the setback from the road from 235 feet to 265 feet. The applicant has indicated that the additional setback, the existing berm, and existing landscaping will serve to mitigate any negative impacts to adjacent properties.

Staff has reviewed the Final Planned Development Overlay to allow an over-sized garage pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant is proposing to construct a detached accessory structure including a garage, carport, and greenhouse measuring 3,068 square feet in size. The proposed over-sized garage is in keeping with development in the area which includes large lot sizes and accessory structures. The property is zoned Park Forest District and the future land use designation is identified in the Comprehensive Plan as Forest Conservation. Both designations support large lot single-family residential development using fire resistant materials. The applicant should be aware that the proposed colors and materials are not in keeping with the character of the dwelling and must be revised prior to obtaining a Building Permit.

Planning Commission Recommendation and Stipulations of Approval	
If the Planning Commission determines that the proposed elevations are appropriate, staff recommends that the Final Planned Development Overlay to allow an over-sized garage be approved with the following stipulations:	
1.	An Exception is hereby granted to waive the requirement to pave the first 50 feet of the driveway;
2.	An Exception is hereby granted to allow accessory structures to include a garage, carport, and greenhouse measuring 3,968 square feet in size, in lieu of the maximum allowed 1,500 square feet;
3.	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;
4.	The applicant shall continue to coordinate with the Rapid City Fire Department to implement the Wildland Fuels Mitigation Plan;
5.	Upon submittal of a Building Permit, the proposed garage elevations shall be revised to include on all sides, colors and materials of the existing dwelling to include: red rock accents, dark colors for the doors and garage doors, and dark trim the proposed garage elevations on the west side shall include: red rock accents on the exposed foundation, two columns 30 inches in width of red rock accents, dark trim and doors to match the dwelling, and horizontal lap siding constructed of a fire resistant material. In addition, the exposed foundation wall on the south side of the structure shall be painted to match the dwelling. A minimum 265 foot front yard setback from the south property line shall be maintained;
6.	Prior to issuance of a Building Permit, the site plan shall be revised to show sidewalk along Skyline Ranch Road or a Variance from the City Council shall be obtained; and,
7.	The Final Planned Development Overlay shall allow for an over-sized garage, carport, and greenhouse for 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 Park Forest District shall require a Building Permit. Any change in use that is a Conditional Use in the Park Forest District shall require the review and approval of a Major Amendment to the Final Planned Development Overlay.



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 # 18PD033	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 structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
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;
4.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment to the Planned Development; and,
5.	All applicable provisions of the adopted International Fire Code shall continually be met.