



Rapid City Planning Commission

Planned Development Project Report

May 26, 2016

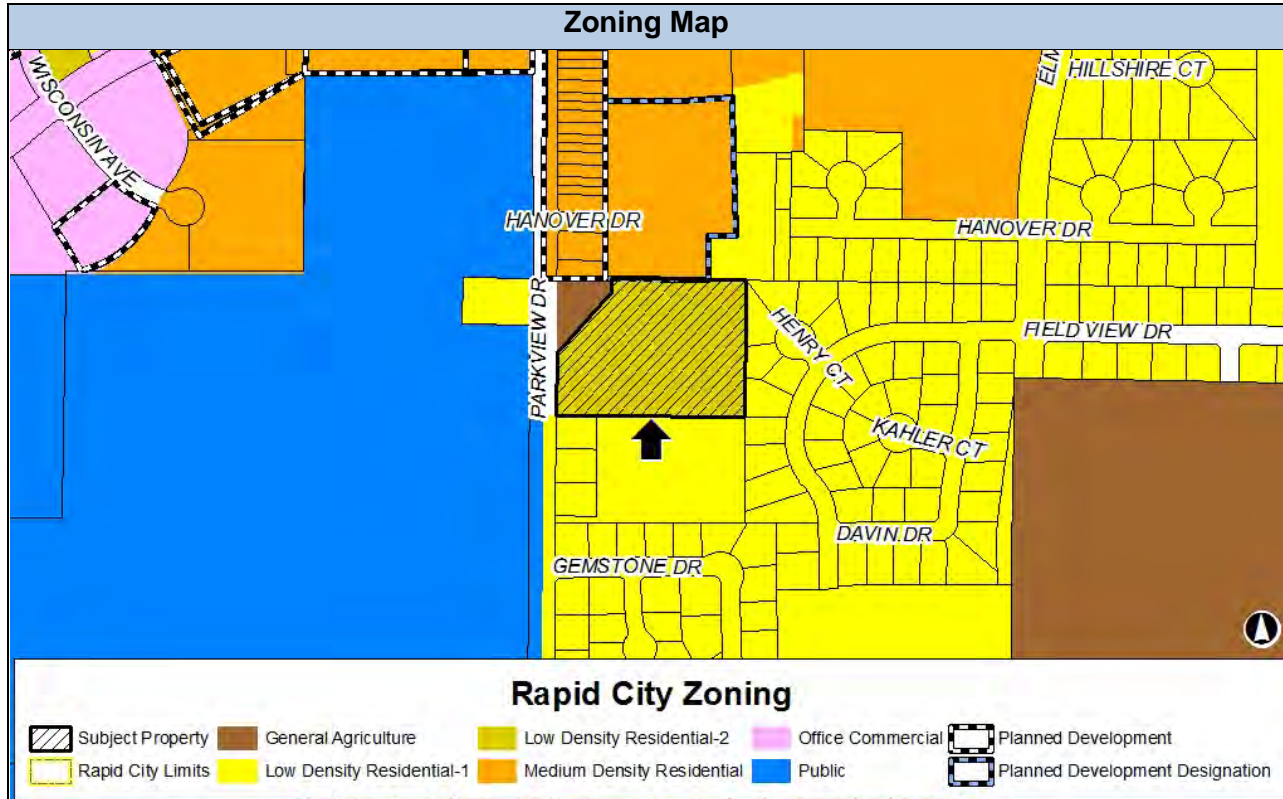
Item 8
Applicant Request(s)
Case #16UR011, a Conditional Use Permit to allow an oversized garage
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the requested Conditional Use Permit to allow oversized garage be approved with the stipulations noted below.

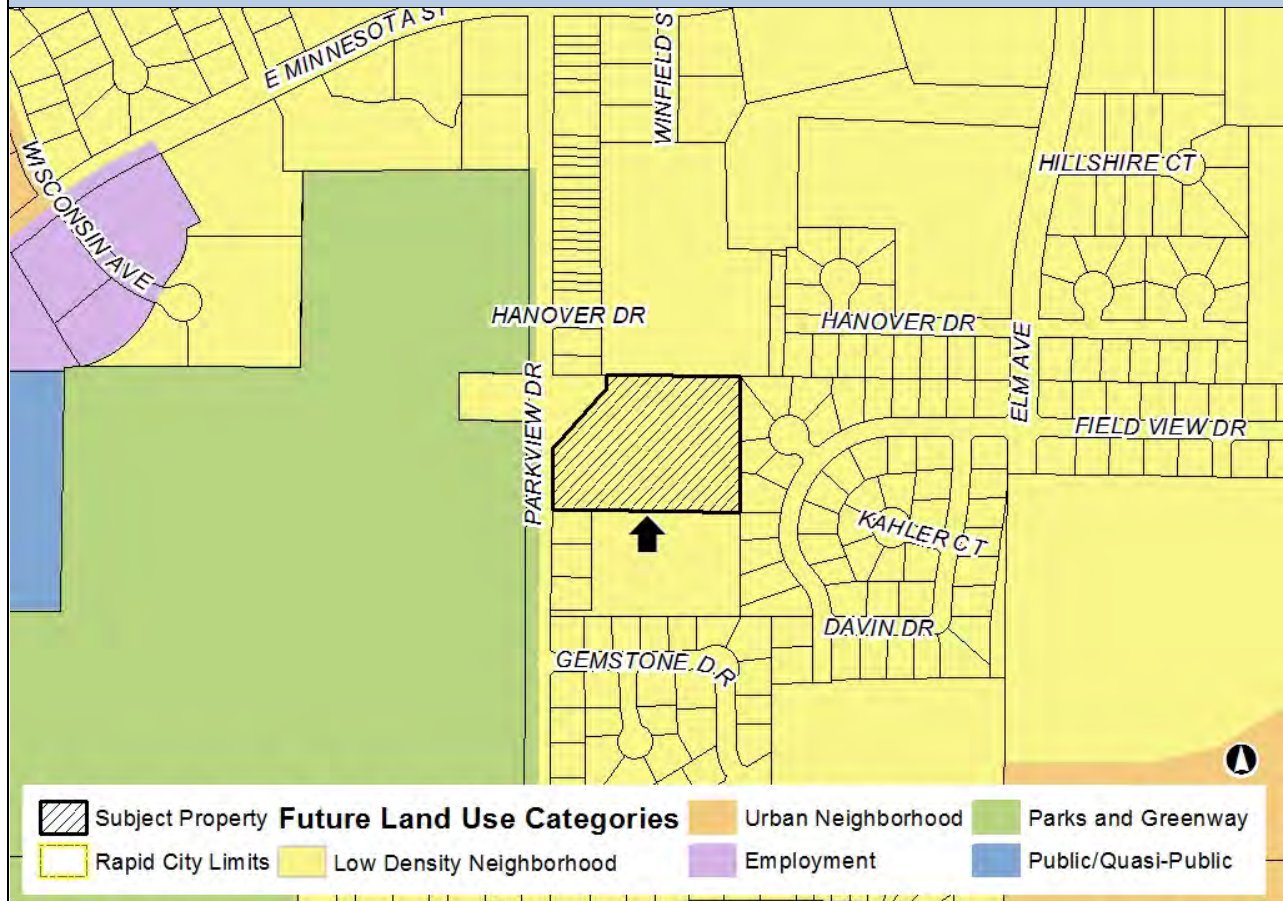
Project Summary Brief	
The applicant has submitted this request for a Conditional Use Permit to allow an oversized garage on an existing 4.22 acre lot zoned Low Density Residential-II District. Currently the property is comprised of an existing single-family residence with an existing 1,220 square foot detached garage and shop. The applicant is proposing an expansion of the single family residence and the addition of a 1,200 square foot attached garage. The resulting total of square footage of garages and shop on the property is 2,420 square feet. A maximum 1,500 square feet of garage and storage is permitted on a residentially developed property. As such, the applicant has requested this Conditional Use Permit to allow an oversized garage.	
Applicant Information	Development Review Team Contacts
Applicant: Scott Zandstra	Planner: Robert Laroco
Property Owner: Scott Zandstra	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	4310 Parkveiw Drive, approximately 420 feet north of the intersection of Gemstone Drive and Parkview Drive
Neighborhood	South Robbinsdale Neighborhood
Subdivision	Section 18, T1N, R8E
Land Area	4.22 acres, approximately 183,823 square feet
Existing Buildings	Existing single family residence and accessory buildings
Topography	Level
Access	Parkview Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

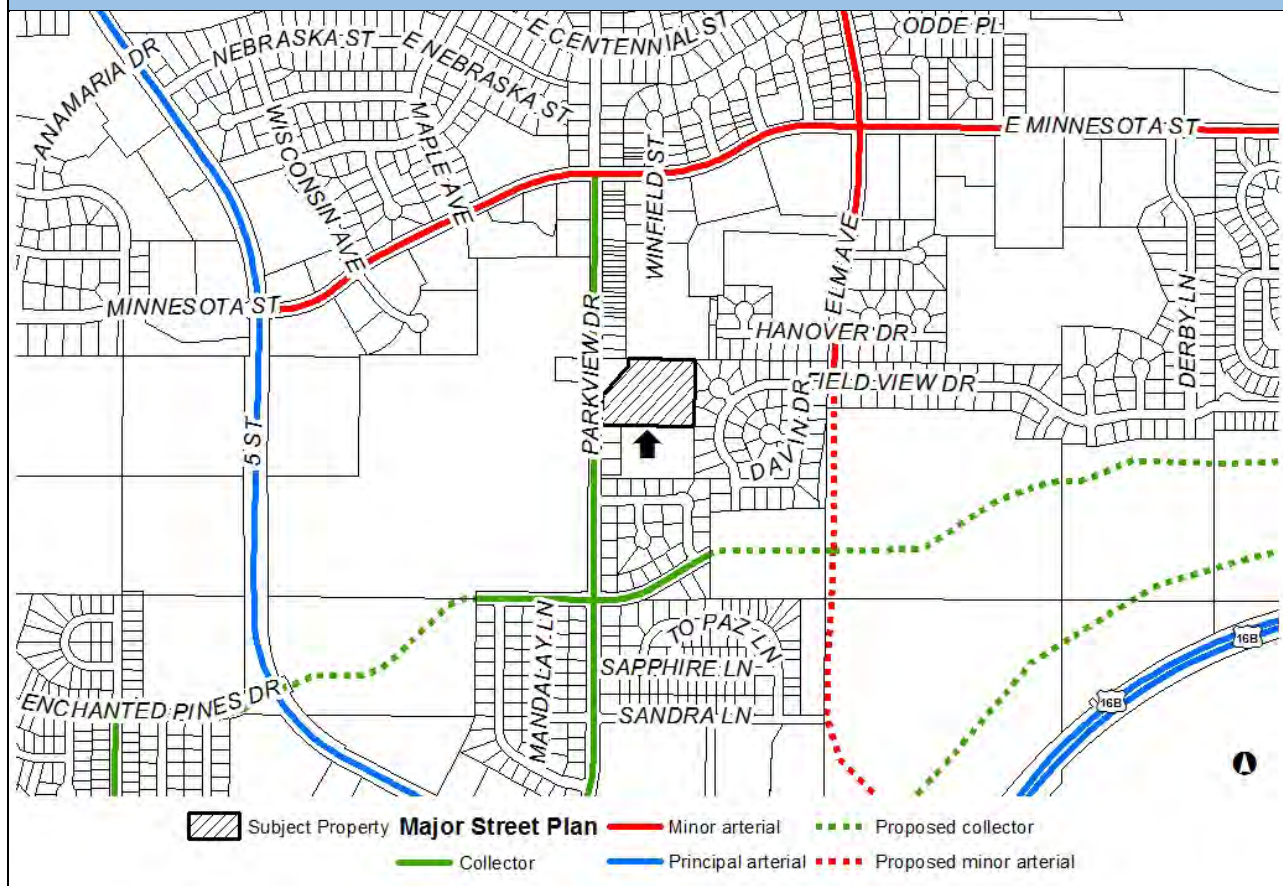
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-II	LDN	Single family residence, accessory structures
Adjacent North	MDR/PD, MDR/PDD, LDR-I	LDN	Single family residences
Adjacent South	LDR-I	LDN	Single family residences
Adjacent East	LDR-I	LDN	Single family residences
Adjacent West	Public	PG	Parks, RCASD recreation fields



Comprehensive Plan Future Land Use



Parks or Transportation Plan









Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Low Density Residential-II District	Required	Proposed	
Lot Area	6,500 sq ft minimum	4.22 acres approximately 183,823 sq ft	
Lot Frontage	50 ft minimum	Approximatley 430 ft.	
Maximum Building Heights	2 stories, 35 ft		
Maximum Density	30%	Less than 3%	
Minimum Building Setback:			
• Front	20 ft	> 100 ft	
• Rear	25 ft	> 100 ft	
• Side	8 ft/ 8 ft	> 100 ft to the north, approximately 45 ft to the south	
• 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	2.0/DU	Minimum 4	
• # of ADA spaces	N/A	N/A	
Signage	Per RCMC	No signage proposed	
Fencing	Per RCMC	No fencing proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<p>Pursuant to Section 17.52.030.E of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Conditional Use Permit:</p>	
	Findings
1. The location, character, and natural features of the property;	The property is comprised of 4.22 acres developed with a single family residence. Northern portions of the property are identified as a drainage easement. The area of the proposed garage is located outside all floodplains and easements. The property is level.
2. The location, character, and design of adjacent buildings;	The surrounding area is developed with a mix of residential uses and Rapid City Area School District amenities.
3. Proposed fencing, screening, and landscaping;	No additional or altered fencing, screening, and landscaping is proposed.
4. Proposed vegetations, topography, and natural drainage;	No additional vegetation or alteration of topography or natural drainage is proposed.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons;	Sidewalk is currently located along Parkview Drive. Sufficient parking and circulation is already located on the property. However, the proposed garage and parking apron will provide an additional four parking spaces on the site.
6. Existing traffic and traffic to be generated by the proposed use;	Transportation Planning staff has noted that the proposed oversized garage does not impact the existing transportation network in the area.
7. Proposed signs and lighting;	No signage or lighting is being proposed as a part of this request.
8. The availability of public utilities and services;	The site is serviced by Rapid City water and sewer. Public Works staff has not noted any issues with the availability of

	public utility services on the site.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein;	The Rapid City Comprehensive Plan notes this area is designated as a Low Density Neighborhood. A single family residence and accessory structures are considered appropriate uses for the Low Density Neighborhood.
10. The overall density, yard, height, and other requirements of the zone in which it is located;	The existing and proposed structures on the site meet all land area regulation established in the Low Density Residential II District.
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;	The applicant has noted that the proposed garage will be used as the property owner's private garage and shop area. The applicant should note that use of garages and other accessory structures for commercial purposes is strictly prohibited. Based on the size of the lot and the existing landscaping located on the property today, it does not appear that the proposed garage will generate undue amounts of noise, odor, smoke, dust, and air or water pollution on the property.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses.	As noted previously, the use of any garages, shops, or other accessory structures on the property for commercial purposes is strictly prohibited. However, the proposed garage will meet all land area regulations established in the Low Density Residential II District and based on the large size of the lot, the proposed garage should have a minimal impact on adjacent properties on the site. For these reasons, it appears that the proposed oversized garage is an appropriate use for the property.

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	N/A
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	N/A
	Outstanding Recreational and Cultural Opportunities
N/A	N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	<u>Public Input Opportunities:</u> The Conditional Use Permit requires notification of surrounding property owners within 250 feet of the subject property and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Conditional Use Permit.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s): Low Density Neighborhood	
Design Standards:	
SDP-N4	<u>Garage Placement:</u> The addition of garage space on the property greater than 1,500 square feet is not in compliance with the objective of minimizing the impact of garages within the neighborhood as identified in the Rapid City Comprehensive Plan. However, given the size of the property and the large setbacks to the structures from Parkview Drive, the impacts of the proposed garage are being sufficiently mitigated.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	South Robbinsdale Neighborhood
Neighborhood Goal/Policy:	
N/A	N/A

The Development Review Team Recommends that the request for a Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a cigar bar be approved for the following reasons:

•	The requested Conditional Use Permit is to allow a total of 2,420 square feet of garage and shop space to be allowed on a property developed with a single family residence. The applicant is proposing an expansion of the existing single family residence and a 1,200 square foot attached garage in addition to the previously existing 1,220 square foot shop. All requirements of the Low Density Residential II District will be met as a part of this request.
•	Based on the large size of the lot, it appears that the proposed garage will have a minimal impact on the surrounding properties and uses.

Staff recommends that the requested Conditional Use Permit be approved with the following stipulation:

1.	Use of the garage and shop space on the property for commercial purposes is prohibited;
2.	The requested Conditional Use Permit shall allow an oversized garage to be located on the property. All requirements of the Low Density Residential II District shall be met. Increases in the square footage of garage and storage space on the property shall require a Major Amendment to the Conditional Use Permit. All uses permitted in the Low Density Residential II District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses in the Low Density Residential II District shall require a Major Amendment to the Conditional Use Permit.



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.*

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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 use of the garage;
2.	All requirements of the currently adopted Building Code shall be met;
3.	All requirements of the International Fire Code shall be met;
4.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
5.	All erosion and sediment control measures shall be installed and maintained as necessary;
6.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic, and;
7.	All parking and landscaping shall continue to comply with the requirements of the Rapid City Parking Ordinance and Landscaping Ordinance as applicable.