



Rapid City Planning Commission Planned Development Project Report

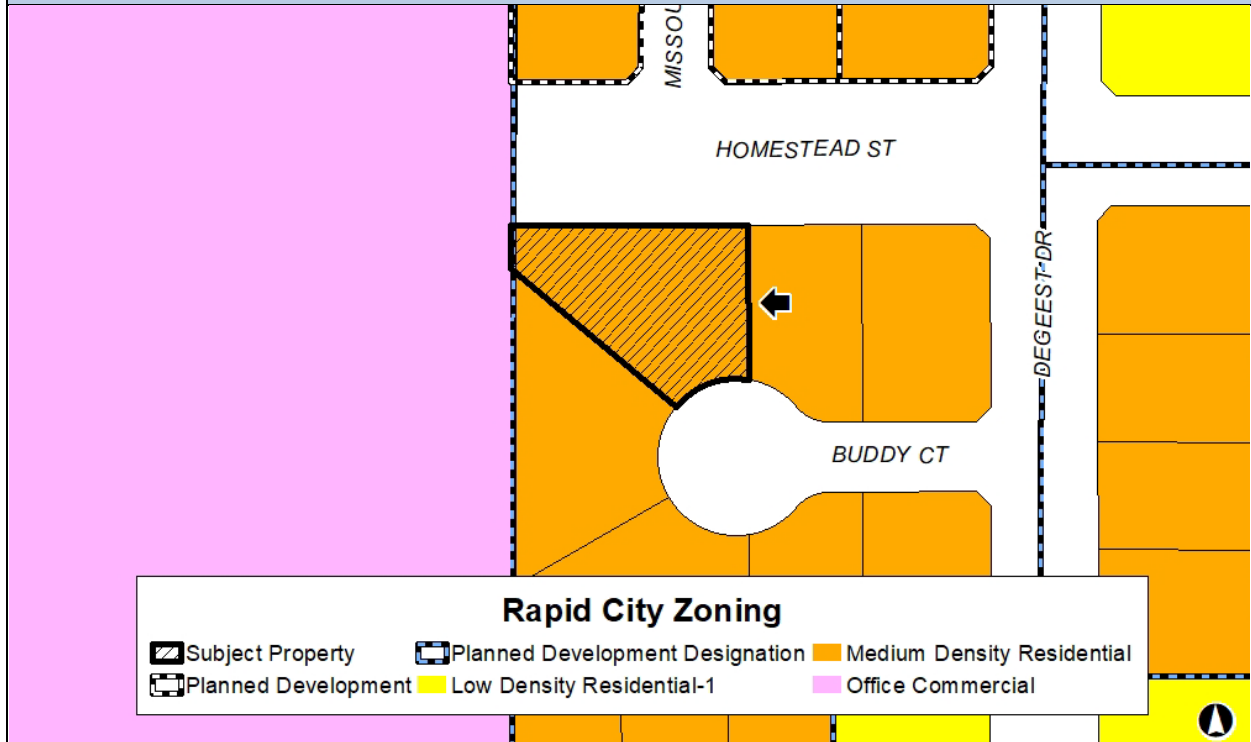
April 22, 2021

Item #10	
Applicant Request(s)	
Case #21PD005 – Final Planned Development Overlay to allow a single family residence with an oversized garage	
Companion Case(s): File #02PD053 – Planned Development Designation	
Development Review Team Recommendation(s)	
Staff recommends approval with stipulations as noted below.	
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to construct an oversized detached garage on a lot with an existing single-family dwelling with an attached garage. The existing dwelling has an attached garage measuring 672 square feet in size. The proposed detached garage will measure 1,440 square feet in size, for a total of 2,112 square feet of garage area. The total will exceed the maximum allowed 1,500 square feet of garage and accessory structures by 612 square feet, or 41%. 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 identifying that the garage will be constructed of similar materials to the existing dwelling and attached garage. The applicant was also granted an Exception to allow a second approach to the property off of Homestead Street, a collector street, by City Council. This second approach will provide the point of access for the detached garage.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Jesse Herrera	Planner: Marty Gillies
Property Owner: Jesse Herrera	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: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	4324 Buddy Court
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Big Sky Subdivision
Land Area	Approximately 14,800 square feet
Existing Buildings	Single-family dwelling with attached garage, totaling approximately 2,400 square feet
Topography	Relatively flat
Access	Homestead Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

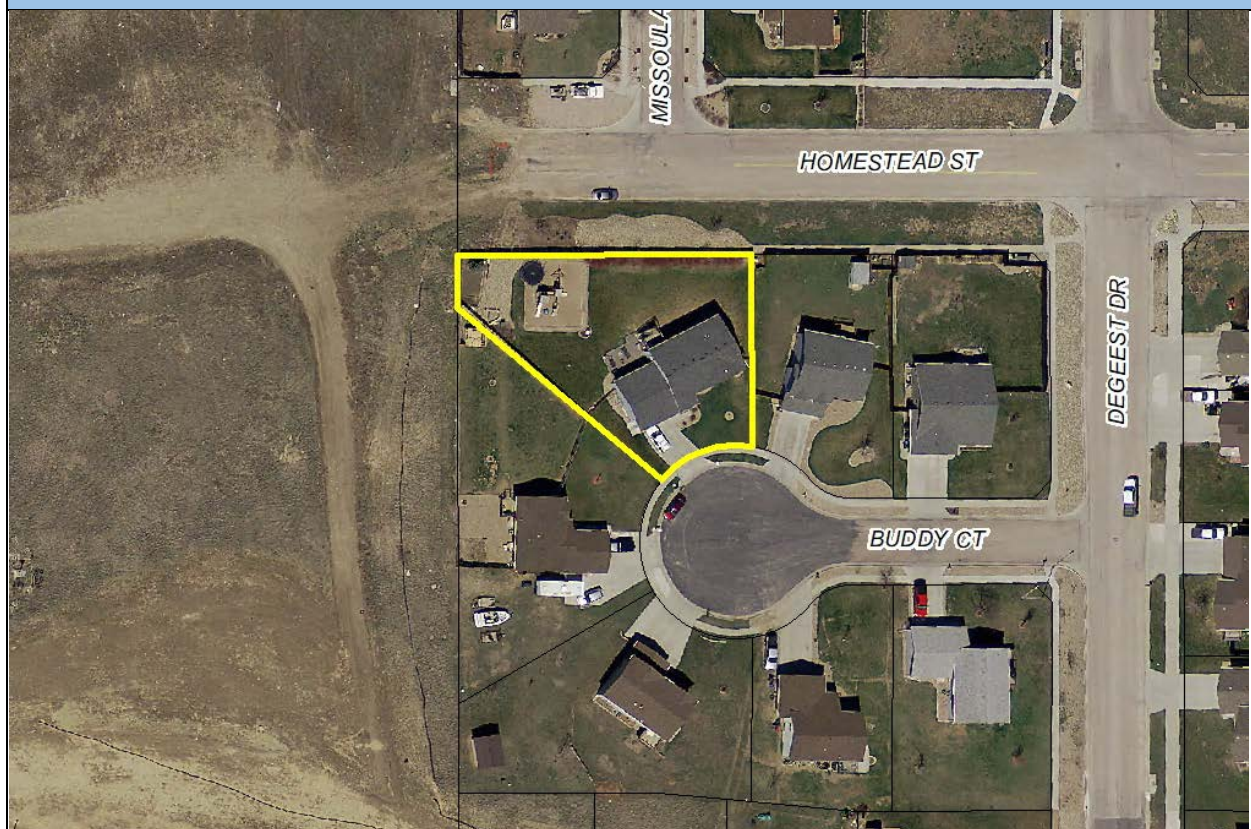
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR – PD	UN	Single-family dwelling
Adjacent North	MDR – PD	UN	Single-family dwelling
Adjacent South	MDR – PD	UN	Single-family dwelling
Adjacent East	MDR – PD	UN	Single-family dwelling
Adjacent West	OC	MUC	Void of structural development

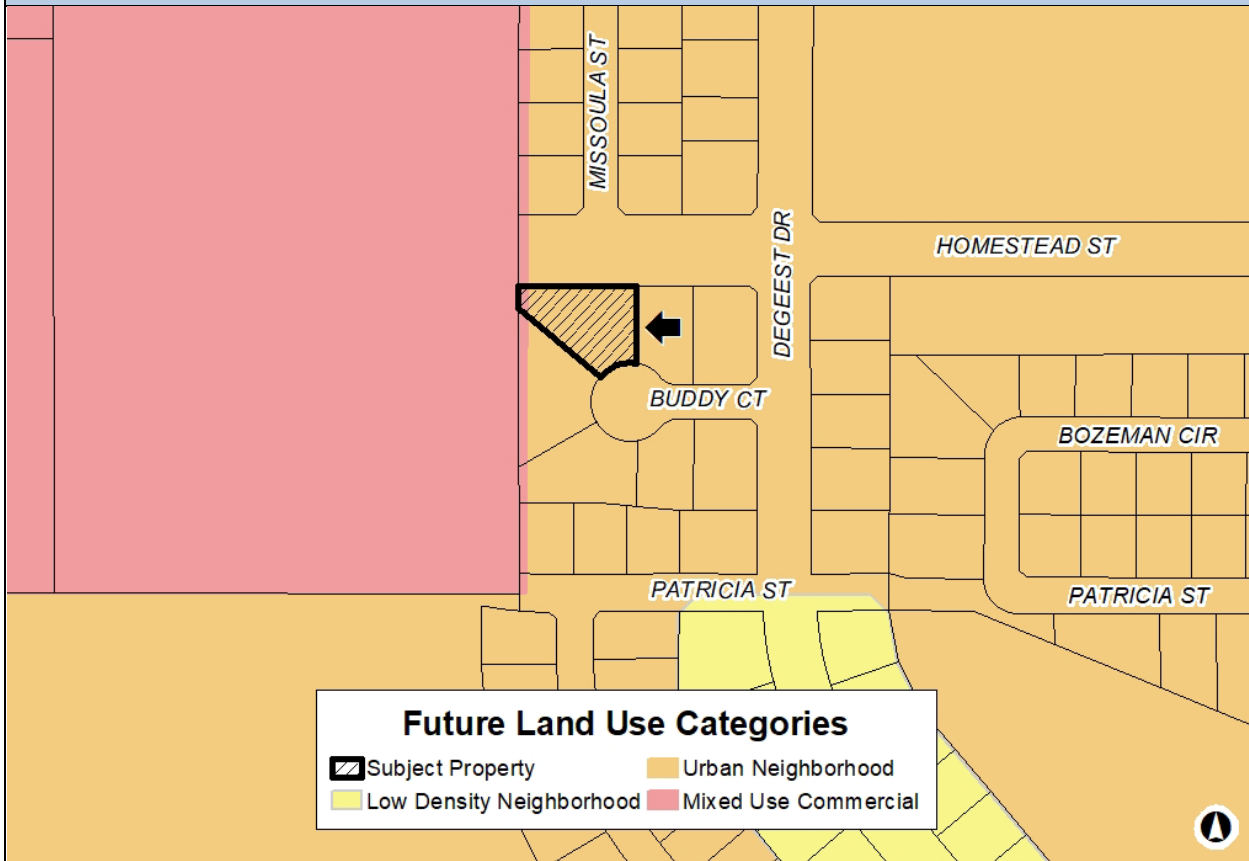
Zoning Map



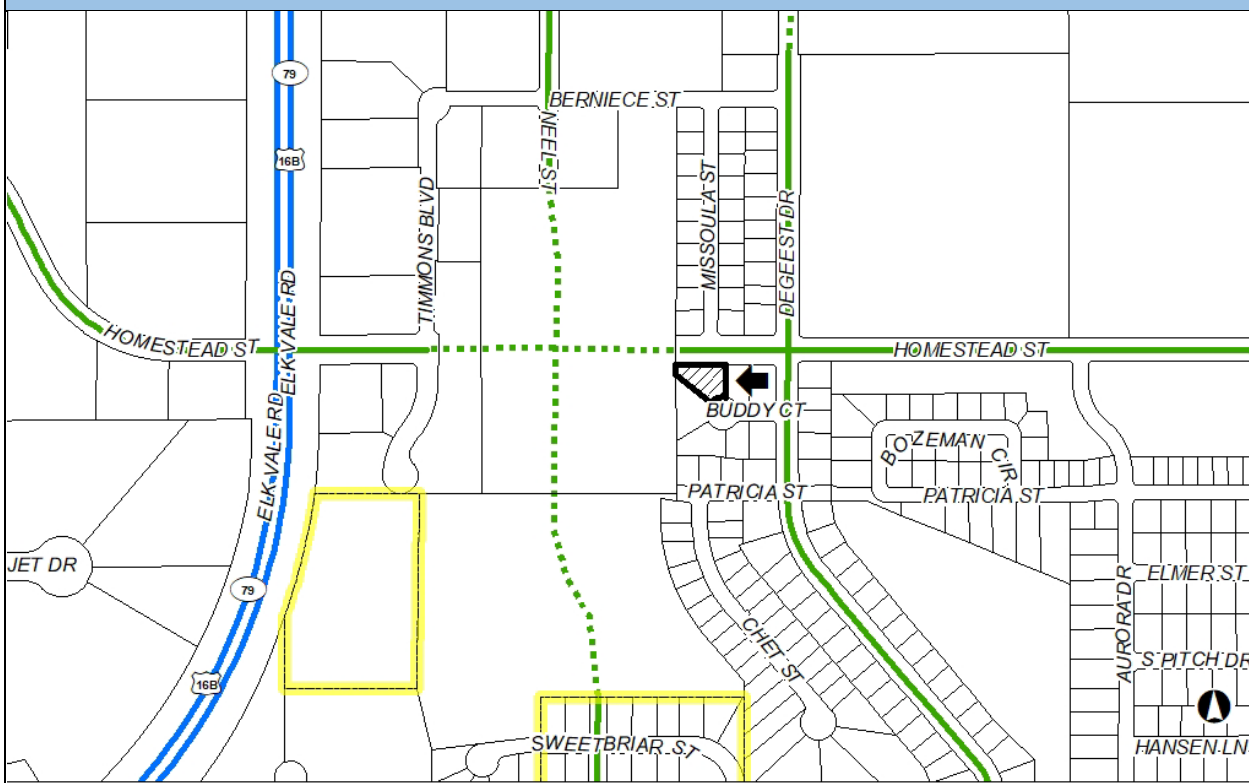
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
02PD053	9/12/2002	Planned Development Designation	PC approved 10/10/2002 with stipulations
Relevant Zoning District Regulations			
Medium Density Residential	Required	Proposed	
Lot Area	6,500 square feet	14,800 square feet	
Lot Width	25 feet	Approximately 57 feet	
Maximum Building Heights	3 stories or 35 feet / 15 feet for accessory structures	15 feet for an accessory structure	
Maximum Density	30%	25.9%	
Minimum Building Setback:			
• Front	20 feet / 35 feet to an accessory structure	20 feet	
• Rear	25 feet	25 feet	
• Side	8 feet	8 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	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 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 approximately 0.34 acres and is zoned Medium Density Residential District. The property is currently developed with a single-family residence and attached garage. The existing attached garage is 672 square feet, and the proposed detached garage will be 1,440 square feet.
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 Medium Density Residential District. Garages and accessory structures exceeding 1,500 square feet in size are identified as a conditional use in the district. The total garage space between the existing attached garage and proposed detached garage is 2,112 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 regulations:	No Exceptions are being requested as part of this application.
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 Medium Density Residential District and an over-sized garage is identified as a conditional use in the district.
5. Any adverse impacts will be reasonably mitigated:	The proposed over-sized garage should have a minimal impact on the area due to the location of the garage in the rear of the property. In addition, the proposed 25-foot

	setback will comply with the Comprehensive Plan goal of reducing the prominence of accessory structures.
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:	No Exceptions are being requested as part of this application.

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 shall maintain the same building material and color scheme of the existing residence located on the property and is consistent with the residential character of the property on which it is located and with the surrounding neighborhood:	The applicant has submitted a site plan and elevations showing that the proposed dwelling and detached garage will be consistent with the residential character of the neighborhood.
2. The proposed garage shall be used only for residential purposes incidental to the principal use of the property:	The applicant has stated that the proposed garage is not intended for commercial purposes, and will not be used for such purposes.
3. The landscaping or fencing may be required to screen the garage from neighboring properties:	The applicant is not proposing any new landscaping or fencing. The location of the garage in the rear yard and the existing fence will serve to buffer this garage from neighbors.
4. The proposed garage shall comply with the land area regulations (setbacks, height, lot coverage) of the underlying zoning district:	No Exceptions are being requested as part of this application.
5. The applicant submits a site plan and elevation drawings in addition to information on the types of building materials to be used for the garage:	The elevations provided identify that the dwelling and detached garage will be constructed of similar materials and with matching rooflines.

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-3.1C	Compatible Infill and Redevelopment: The proposed over-sized garage is located on a 0.34 acre property zoned Medium Density Residential District. The location of the proposed detached garage behind the dwelling will provide a buffer from adjacent properties. In addition, the garage will be constructed to match the design and color of the proposed residence.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Access to the property is from Buddy Court. However, on April 5, 2021, City Council approved an appeal to allow a second approach to the property from Homestead Street, which is identified as a Collector Street on the Major Street Plan. As such, the proposed detached garage must be set back at least 25 feet from the edge of the existing Homestead Street right-of-way.
 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.

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 Medium Density Residential District. The maximum allowed square footage for private accessory buildings and storage is 1,500 square feet. The existing attached garage and the proposed detached garage will be a total of 2,112 square feet in size. The applicant has stated that the proposed garage will be used for parking and storage. The proposed garage will not be used for commercial purposes. The detached garage will be set back behind the front of the dwelling and is screened in part from the neighboring properties and the road via an existing privacy fence. The applicant has indicated that the proposed garage will match the dwelling in materials and color. For the above reasons, staff recommends that the requested over-sized garage be approved.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N4	Garage Placement: The applicant is proposing to construct the detached garage to the rear of the dwelling which supports the goal of de-emphasizing the visual prominence of garages.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The proposed dwelling and over-sized garage support the goal of residential growth in the area.

Findings	
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 an attached and a detached garage measuring a total of 2,112 square feet in size. The total accessory structures will exceed the maximum 1,500 square feet by 612 square feet. The existing dwelling will serve to buffer the proposed detached garage from Buddy Court, since the detached garage will be set back behind the dwelling. In addition, the existing privacy fence will serve to partially screen the detached garage from Homestead Street and from the view of adjacent property owners.	
Planning Commission Recommendation and Stipulations of Approval	
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 allow garage area measuring 2,112 square feet in size, in lieu of the maximum allowed 1,500 square feet;
2.	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;
3.	The proposed detached garage shall match the dwelling in materials and in color; and,
4.	The Final Planned Development Overlay shall allow for an over-sized garage in conjunction with a single-family residence and an attached garage on the property. The garages shall not be used for commercial purposes or as a second residence. In addition, the garages 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 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)	
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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.