Case No. 22UR021

Legal Description:

Lot 12 of Block 5 of Spring Brook Acres, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Spring Brook Acres Home Owners Association
Statement of Purpose
Garage Proposal

The proposed garage will provide all-weather protection for two ATV’s used to maintain streets and common grounds within the Spring Brook Acres development. Additional area within the garage will store accessory equipment and supplies. It is especially important during winter months to have vehicles ready to treat or remove snow covered and/or icy streets for traffic safety purposes.

At the present time the Association has a single-vehicle garage, a double-vehicle garage, and a storage shed on a 2.860 acre lot designated as a Caretaker and Storage lot when the subdivision was developed and the Association incorporated in 1972. The garages are used to house a ¾ ton truck with plow, a 1 ½ ton truck with plow and sander, a Bobcat skid steer with bucket, sweeper, and grapple attachments. The storage shed houses mowers, trimmers, and various accessories. The roads were initially, and continue today, owned by the lot owners, each property lot extending to the center of the road. The Association and its members through a salaried Caretaker have the responsibility to maintain the approximately four miles of private streets to include snow plowing in the winter. A total of 117 acres of common area composed primarily of forest and pasture land are also maintained providing hiking areas for residents and green areas benefiting the City air environment and water conservation.

Since the original Conditional Use Permit was approved in 2011 (No. 11UR016) the association has replaced a tractor with a Bobcat and attachments, and added two ATV’s and several mowers. A previously existing 10’ x 12’ shed was likely 60-100 years old, badly deteriorated, and dismantled/removed this year. There is now insufficient room for protecting equipment and supplies from weather and shop area to maintain equipment. The proposed garage would provide needed inside, weather-protected area.
SITE PLAN

Scale: 1.5" = 100'

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RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
Width: 20', Depth: 16', Height: 11.5'
Roof: Metal, Brown
Siding Color: Sandy
Scale: 1/4 block = 6'
(20)