

January 23, 2023

City of Rapid City
Department of Community Development
Planning Division
300 Sixth Street
Rapid City, SD 57701

RE: File number **22UR030**

Dear Planning Commission,

This letter is to provide comments in response to Conditional Use Permit 22UR030 to allow an oversized garage that was filed by Kirby and Twyla Johnson. We are adjacent property owners across the street from the subject premises. We, along with other neighbors close to the subject premises, object to allowing a permit for the oversized garage.

Subject premises include five vehicle parking spaces located directly off-street in addition to three or four driveway parking spaces available. Premises have an existing single car garage and a deck partially over the driveway. With an addition of the proposed 30' x 60' three-door (six to eight stall capacity) oversized garage with minimal setback from the street, the premises will take on a commercial/industrial appearance. Such an appearance would deviate greatly from the character of the current low density residential appearance of this Pinedale Heights neighborhood and would have the potential of a negative impact on existing neighborhood home values. Applicants have seven vehicles at the premises, including a commercial vehicle for an electrical contracting business, so the potential exists for commercial use of the garage also.

Subject premises property site is not atypical of other property sites in the neighborhood that have potential for oversized detached structures, however no other sites either directly adjacent to subject premises or throughout the neighborhood contain such oversized garages or structures. Granting this permit for an oversized garage would set an undesirable precedent for further potential requests. It would be out of the norm to allow this type of oversized structure in this low-density residential district neighborhood.

The proposed location of the oversized garage may have, depending on the setback from the streets, the potential to be a visual impediment to traffic. The property site is adjacent to where two streets (Pinedale Circle and Pinedale Heights Drive) converge and is close to a group mailbox delivery area. Drivers travelling southeast and east on either street may have their visibility affected.

As homeowners of a residence in this Pinedale Heights neighborhood for almost 22 years, we strongly disagree with allowing building permits for oversized, commercial/industrial-looking structures in our low-density residential neighborhood. Applicant has other options available that would allow a garage addition to the premises that aligns with the neighborhood's low density residential character. We respectfully request the Planning Commission to deny the Conditional Use Permit for the applicant and premises.

Sincerely,

Kelly and Carla Buum
5231 Pinedale Height Drive
Rapid City, SD 57702

Legal description: Lot 27 of Pinedale Heights
Zoning: Low Density Residential District I

22UR030

City Of Rapid City
Department of Community Development
Planning Division
300 Sixth Street
Rapid City, SD 57701

RE: File Number: 22UR030

January 23, 2023

Dear Planning Commission,

This letter is in regards to the Conditional Use Permit filed by Kirby and Twyla Johnson to allow an oversized garage to be built on Lot 17 of Pinedale Heights, located in Section 5, T1N, R7E, Rapid City, Pennington County, South Dakota.

We are property owners and reside within 250 feet of the proposed building site on Lots 12 and 13 of Pinedale Heights subdivision, district 1, which is zoned low density residential. Following are our objections:

- 1) The proposed garage has a commercial look and size that is not in proportion to the homes and other structures in the neighborhood.
- 2) The location in conjunction to the intersection of two streets and the mailboxes could be a problem.
- 3) The angle of the site means the East side (next to the street) will need to be taller than the 14.25 feet proposed height of the structure. This will make the industrial looking building even larger and out of proportion to the lot/home/neighborhood.
- 4) Granting this permit would set a precedent that would negatively affect the low density residential nature of this neighborhood.

We respectfully request the Planning Commission deny the Conditional Use Permit for this structure. Thank you.

Sincerely,



Ardith Sand and Curt Bomesberger
5202 Pinedale Circle
Rapid City, SD 57702

JAN 24 2023

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

22UR030

From: prairiehills@rushmore.com <prairiehills@rushmore.com>
Sent: Tuesday, January 24, 2023 2:16 PM
To: cpweb <cpweb@rcgov.org>
Subject: Building permit for 5230 Pinedale Heights Dr: File #22UR030

CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

CONDITIONAL USE PERMIT for 5230 Pinedale Heights Dr, Rapid City.

In response to the proposed oversized garage request.

The subject property currently has five parking spaces directly off-street plus three driveway parking spaces. With the addition of the proposed 30x60' (6-8 stall capacity) oversized garage with minimal set-back from the street, the property will have a more industrial/commercial appearance than residential. The proposed garage architectural design and size is out of character for the neighborhood and I believe will have a negative effect on the market values of the surrounding homes.

Subject's site and its availability to accommodate a 30x60' detached garage with minimum set-back requirements, is not unique to the neighborhood. There are more than a dozen sites in the subdivision and at least four adjacent to the subject property with similar potential. Granting the permit for the oversized garage would set a bad precedence for further requests.

I respectfully ask the Rapid City Planning Commission to deny the request. As home owners in the subdivision for more than seventeen years, we love the current character of the neighborhood.

Mike and Candace Burns

5255 Pinedale Heights Drive

Pinedale Heights, Lot 28

Zoning: Residential

Rapid City, South Dakota 57702

City of Rapid City

Department of Community Development

300 Sixth Street

Rapid City, SD 57701

JAN 24 2023

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

Conditional Use Permit for 5230 Pinedale Heights Drive

File Number 22UR030

Dear Sir:

The Conditional Use Permit does not meet the requirements of the Planning Commission Criteria

- (1) I do not believe the proposed garage is consistent with the residential character of the neighborhood. The elevation drawings do not take into account the slope of the lot where the garage will be built. This is not a flat area and fill dirt will have to be brought in as well as a retaining wall built to support the dirt. This could be as much as 4 to 5 feet high and then you add on the height of the garage at 14.25 feet.
- (2)
- (3) Landscaping -- There is not any landscaping on the plan. So—you have a 60 foot plain building facing the road and at least 14 feet high plus a retaining wall which will make it look like a warehouse.

Chapter 17.54.030 (E) of the Rapid City Municipal Code:

(4) Drainage: When you have to bring in fill dirt to level the garage there will be a problem with drainage on the slope of the hill. The water will have to go around the garage and down the hill to the road and the neighbor's property.

(12) I do not believe a garage that large on a lot less than an acre will maintain the neighborhood's residential character.

I believe this permit should be denied.

Sincerely,



Esther L. Swan

5405 Pinedale Heights Drive

Lots 30, 31, 20, and 38