



Rapid City Planning Commission

Major Amendment to a Planned Development Project

Report

June 8, 2017

Item #5
Applicant Request(s)
Case # 17PD020 – Major Amendment to a Planned Development to allow an oversized garage
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to a Planned Development Overlay be approved with the stipulation(s) noted below.

Project Summary Brief

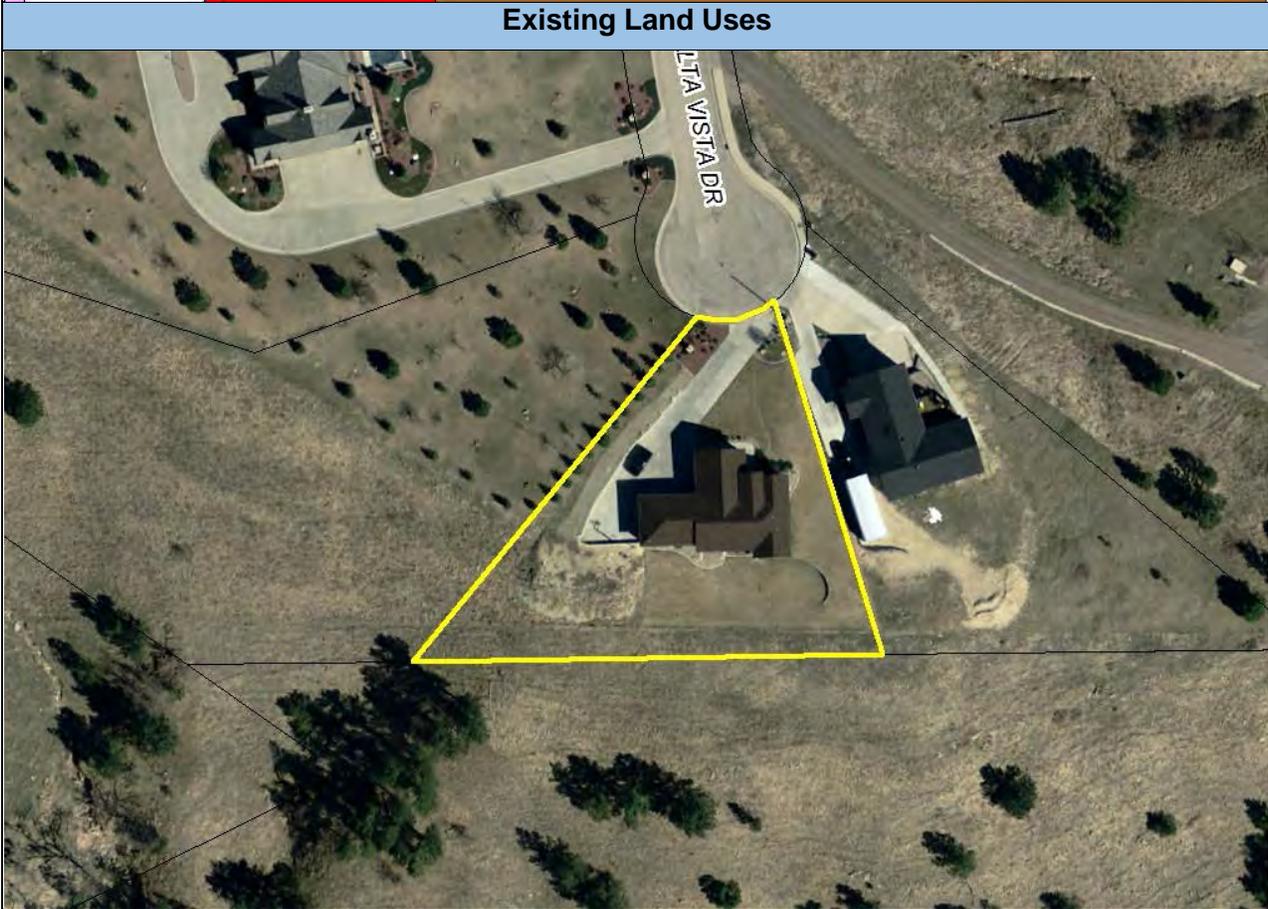
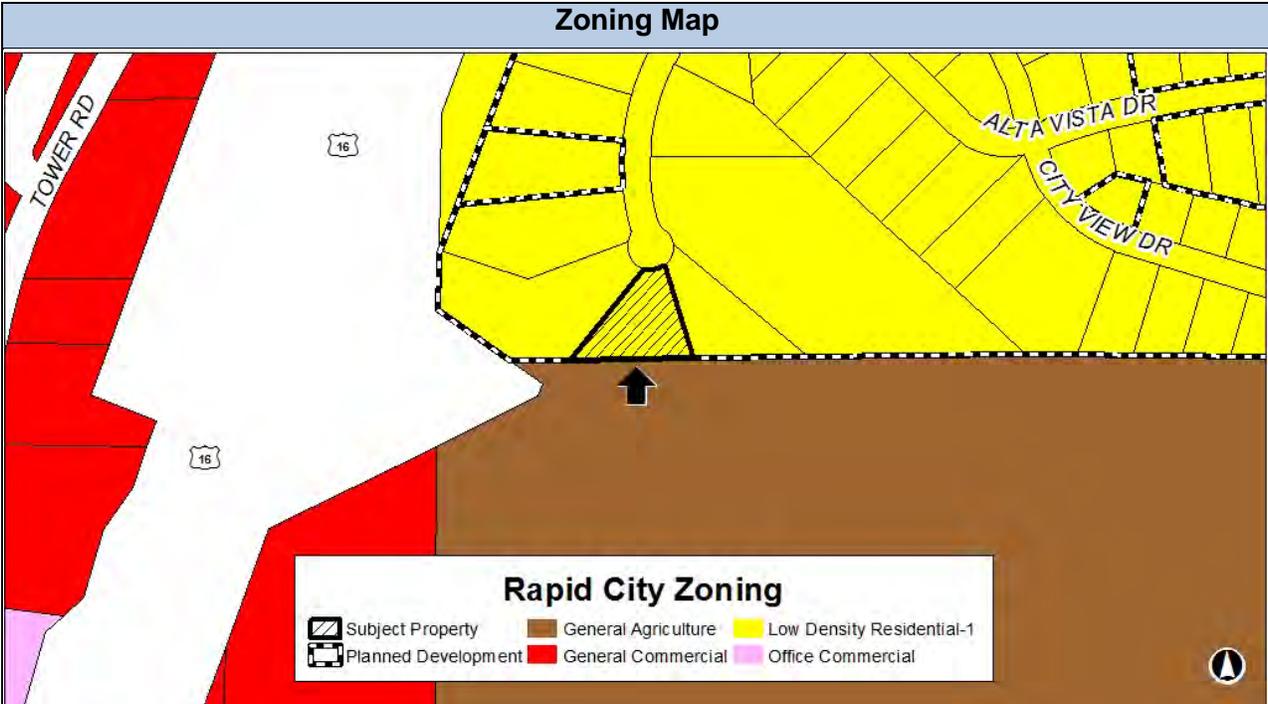
The applicant has submitted a Major Amendment to a Planned Development Overlay to allow an over-sized garage. In particular, the applicant is proposing to construct a three-stall detached garage measuring 30 feet by 40 feet or 1,200 square feet in size. There are two existing attached garages located on the property measuring 1,150 square feet in size. The maximum allowed storage/garage area allowed in the Low Density Residential District is 1,500 square feet. The proposed detached garage would bring the total size of storage/garage space to 2,350 square feet or 850 square feet over the maximum allowed area. The applicant has stated that the proposed garage is not intended for commercial use or as a second dwelling.

Applicant Information	Development Review Team Contacts
Applicant: Cory and Jolene Graper	Planner: Fletcher Lacock
Property Owner: Cory and Jolene Graper	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: Scull Construction Service, Inc.	DOT: Stacy Bartlett

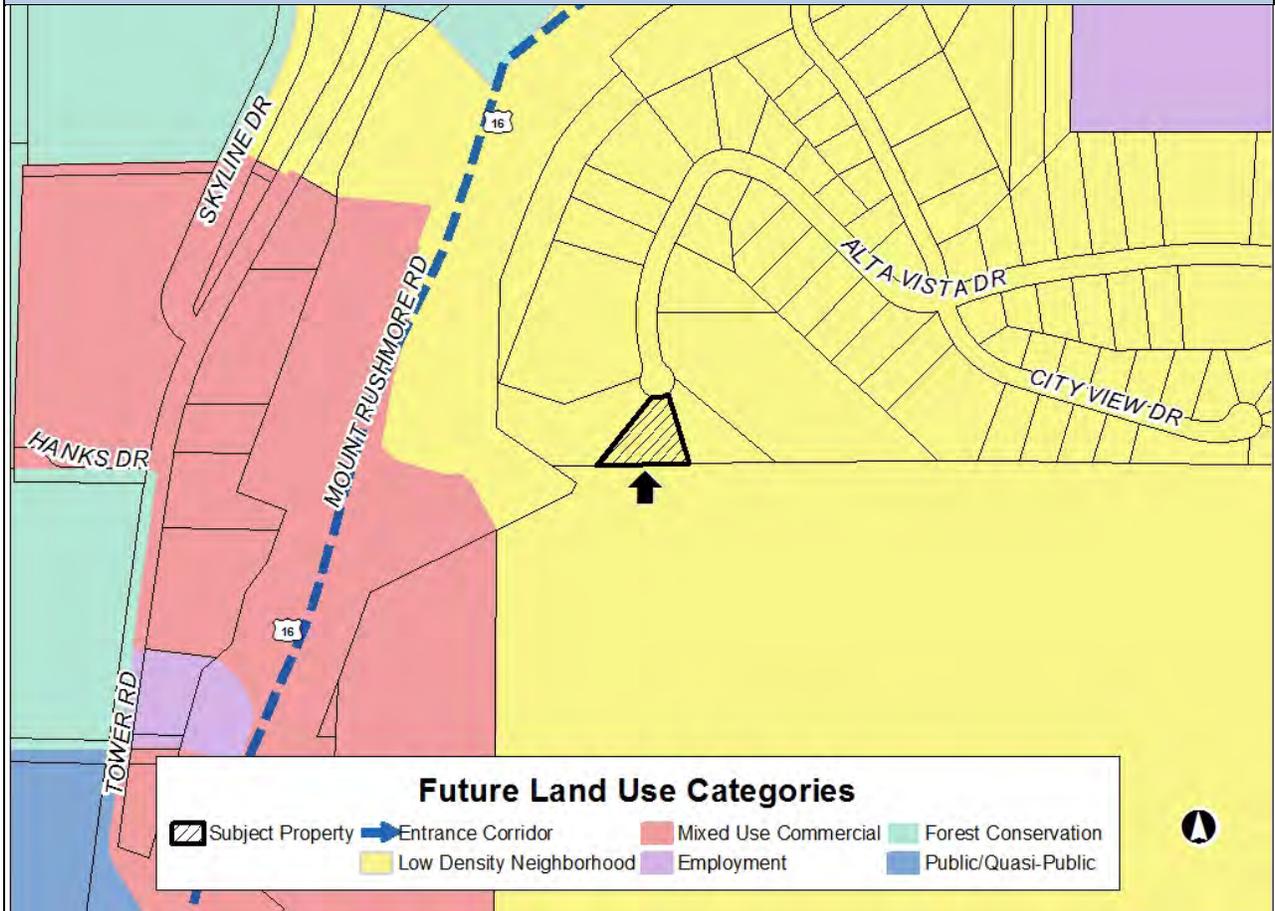
Subject Property Information	
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Address/Location	1364 Alta Vista Drive
Neighborhood	U.S. Highway 16
Subdivision	Terracita Highlights Subdivision
Land Area	0.5 acres (21,780 square feet)
Existing Buildings	Single-family dwelling with attached garages
Topography	Drops in elevation from the north to the southwest
Access	Alta Vista Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

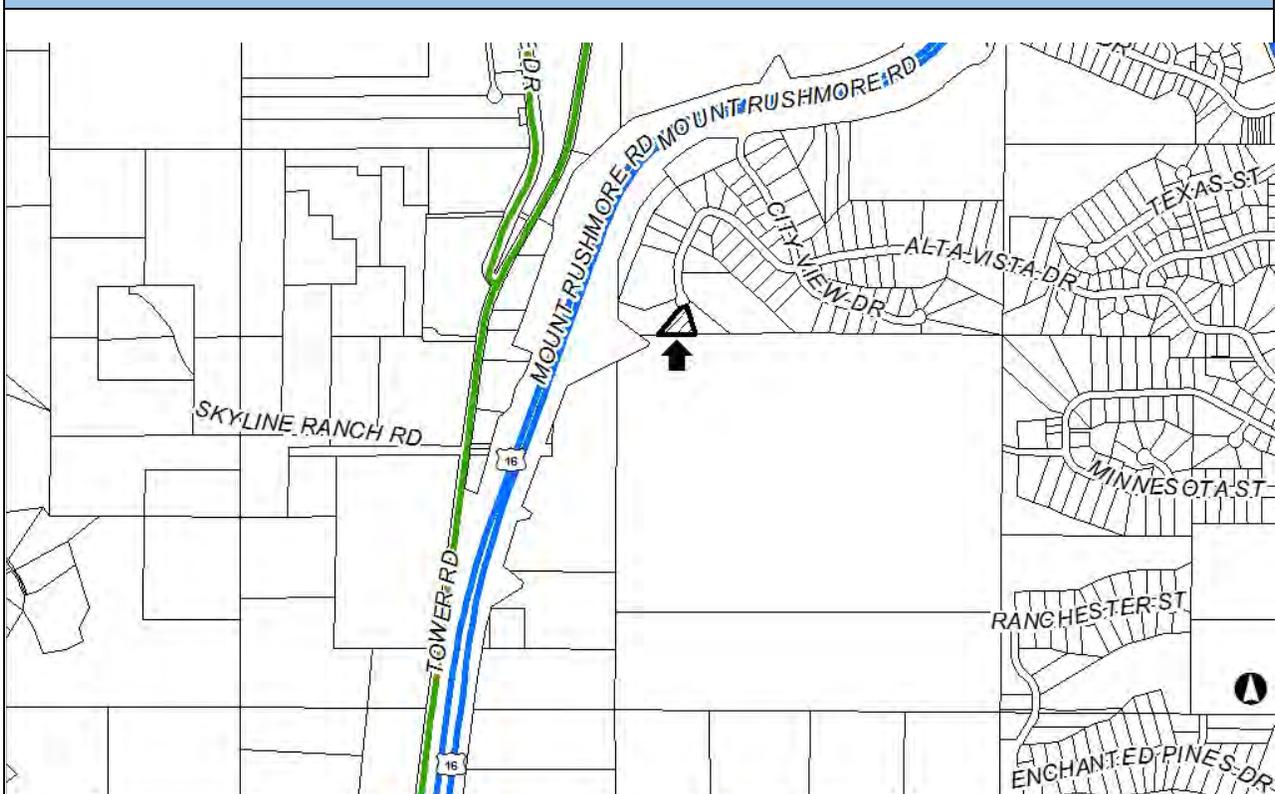
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR II - PD	LDN	Single-family dwelling
Adjacent North	LDR II - PD	LDN	Single-family dwelling
Adjacent South	GA	LDN	Void of structural development
Adjacent East	LDR II - PD	LDN	Single-family dwelling
Adjacent West	LDR II - PD	LDN	Void of structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
PD651	09/16/1985	Planned Residential Development	City Council approved
99PD014	06/21/1999	Major Amendment to Planned Development to reduce setbacks and to allow sidewalk on one side of Alta Vista Drive	City Council approved
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	21,780 square feet	
Lot Width	Minimum 50 feet at the front building line	Approximately 130 feet	
Maximum Building Heights	2.5 stories, 35 feet / 15 feet for accessory structures	Proposed detached garage 14 feet 9 inches	
Maximum Density	30%	24.5%	
Minimum Building Setback:			
• Front	Exception previously granted to allow 15 foot setback to dwelling and 18 feet to garage	Approximately 67 feet	
• Rear	25 feet to primary structure / 5 feet to accessory structures	15 feet to proposed detached garage	
• Side	8 feet / 12 feet	27 feet to the east and 19 feet to the west	
• 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	6	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	No signage proposed	
Fencing	Pursuant to RCMC	No fencing proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Major Amendment to a Planned Development:	
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 0.5 acres in size and is zoned Low Density Residential District with a Planned Development. The south side of the property drops away steeply into a ravine. The applicant is proposing to construct a 1,200 square foot detached garage. There are two existing attached garages measuring a total of 1,150 square feet in size. The maximum allowed storage space is 1,500 square feet. The total storage space will measure 2,350 square feet in size. The proposed garage will exceed the maximum allowed by 850 square feet.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Low Density Residential District with a Planned Development. A single-family dwelling and a detached garage are permitted uses in the district. An over-sized garage is identified as a conditional use. The maximum allowed size of private garages in the Low

	Density Residential District is 1,500 square feet of storage space. The applicant is proposing a total of 2,350 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:	The applicant is not requesting any Exceptions from the land area regulations of the Low Density Residential District.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	Based on the topography of the site it appears that a retaining wall may need to be constructed for the proposed detached garage. The applicant should be aware that retaining walls over four feet in height will require engineer stamped structural design plans. Slope stability and erosion control must also be considered and addressed as needed. If the proposed development requires more than 300 cubic yards of earth moving, an Erosion and Sediment Control Plan must be submitted for review and approval. If water or sewer services are proposed to the detached garage, the site plan must be revised to show the location of services. The submitted site plan does not accurately reflect the existing development on the property. To ensure that the proposed detached garage does meet all land area regulations, upon submittal of a Building Permit, a surveyed site plan must be submitted for review and approval showing existing development and the location of the proposed detached garage.
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:	The property is approximately 0.5 acres in size and an over-sized garage is identified as a conditional use in the Low Density Residential District. The property is located at the end of a cul-de-sac. Property to the south is undeveloped and consists of steep terrain. The proposed detached garage will be located behind the existing dwelling and will face to the north. The applicant is not requesting any Exceptions to the area regulations of the Low Density Residential District.

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 Low Density Residential District. In particular, the applicant is proposing to construct a detached garage measuring 30 feet by 40 feet in size. The maximum allowed square footage for private accessory buildings and storage is 1,500 square feet. With the existing attached garages and the proposed detached garage, the total area of private storage space will be 2,350 square feet in size. The applicant has stated that the proposed structure will be used for parking and storage. The proposed structure will not be used for commercial purposes. The size of the lot and the topography of the property will serve as a buffer from adjacent properties. The applicant has indicated that the proposed garage will match the existing dwelling in materials and color. For the above reasons, staff recommends that the requested over-sized garage be approved.

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 0.5 acre property zoned Low Density Residential District. The location of the proposed detached garage behind the dwelling will provide a buffer from adjacent properties.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	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 Major Amendment to a Planned Development requires that public notice be advertized 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP-N4	Garage Placement: The applicant is proposing to construct the detached garage to the rear of the existing dwelling which supports the goal of de-emphasizing the visual prominence of garages.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	U.S. Highway 16
Neighborhood Goal/Policy:	
N/A	The location of the proposed detached garage may require a retaining wall. The applicant should be aware that retaining walls over four feet in height will require engineer stamped structural design plans.

Findings

Staff has reviewed the Major Amendment to a Planned Development to allow an oversized

garage pursuant to Chapter 17.50.050(F)5, Chapter 17.10, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. It appears that the requested Major Amendment to a Planned Development to allow an oversized garage will have a minimal impact on adjacent properties and will serve to ensure that the existing and proposed development on the property maintains the characteristics of the neighborhood and the goals and policies of the Comprehensive Plan.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Planned Development to allow an oversized garage be approved with the following stipulations:

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| 1. | An Exception is hereby granted to allow an oversized garage of 2,350 square feet in lieu of the maximum 1,500 square feet; |
| 2. | Upon submittal of a Building Permit, a surveyed site plan of the existing and proposed structures shall be submitted; and, |
| 3. | The Major Amendment to a Planned Development shall allow an oversized garage. The proposed structure shall not be used for commercial purposes or as a second residence. In addition, the garage shall not be used as a rental unit. Any change in use that is a permitted use in the Low Density Residential District shall require a Building Permit. Any change in use that is a Conditional Use in the Low Density Residential District shall require the review and approval of a Major Amendment to the Planned Development. |



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.*

Applicant Request(s)	
Case # 17PD020	Major Amendment to a Planned Development 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 construction. A certificate of completion shall be obtained prior to initiation of the use;
2.	An Erosion and sediment Control Plan shall be submitted for review and approval if more than 300 cubic yards of earth are to be moved;
3.	Engineer stamped structural design plans shall be submitted for any retaining wall over four feet in height;
4.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
5.	All requirements of the currently adopted Building Code shall be met; and,
6.	All requirements of the International Fire Code shall be met.