



Rapid City Planning Commission

Final Planned Development Overlay Project Report

June 22, 2017

Item #8
Applicant Request(s)
Case # 17PD025 – Final Planned Development Overlay 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

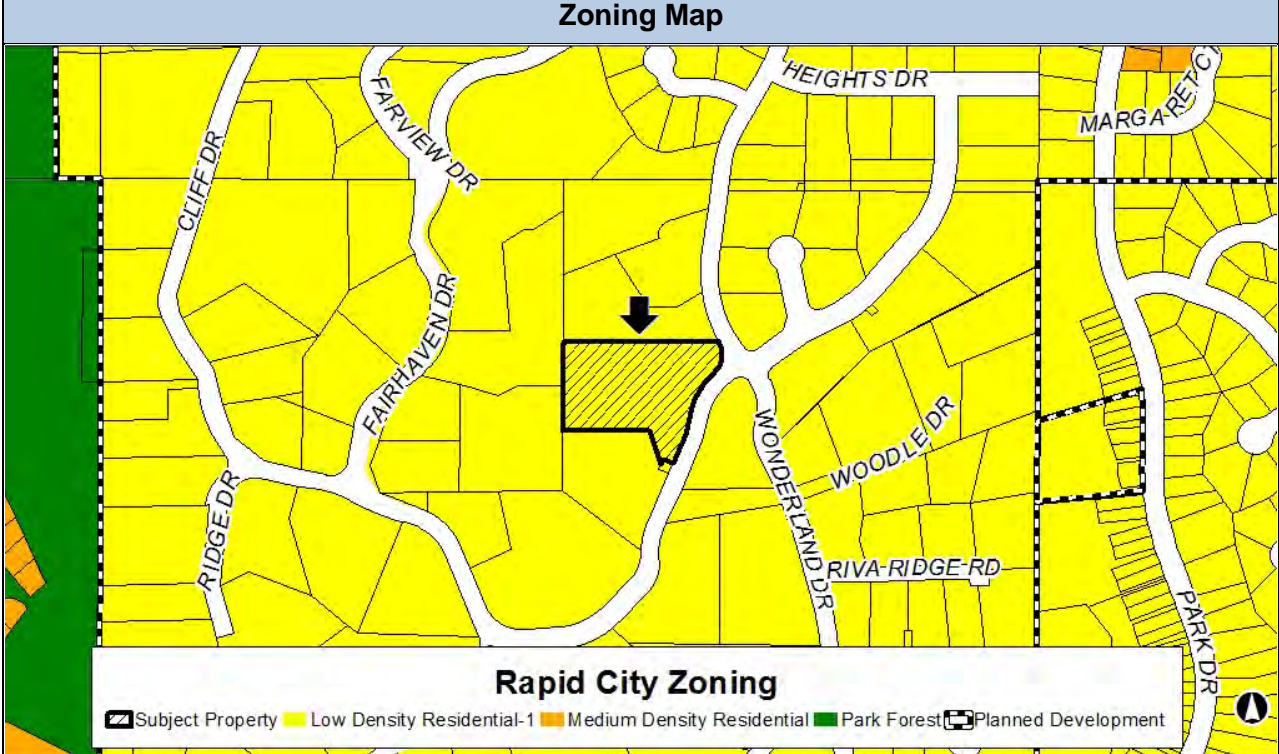
The applicant has submitted a Final Planned Development Overlay to allow an over-sized garage. In particular, the applicant is proposing to construct a detached workshop measuring 32 feet by 40 feet or 1,280 square feet in size. The applicant is also requesting an Exception to allow an accessory structure height of 16.5 feet in lieu of the maximum allowed height of 15 feet. There is an existing attached garage located on the property measuring 609 square feet in size and a shed measuring 128 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 1,889 square feet or 389 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: Daniel and Julie Martin	Planner: Fletcher Lacock
Property Owner: Daniel and Julie Martin	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Russ Johnson Construction	DOT: Stacy Bartlett

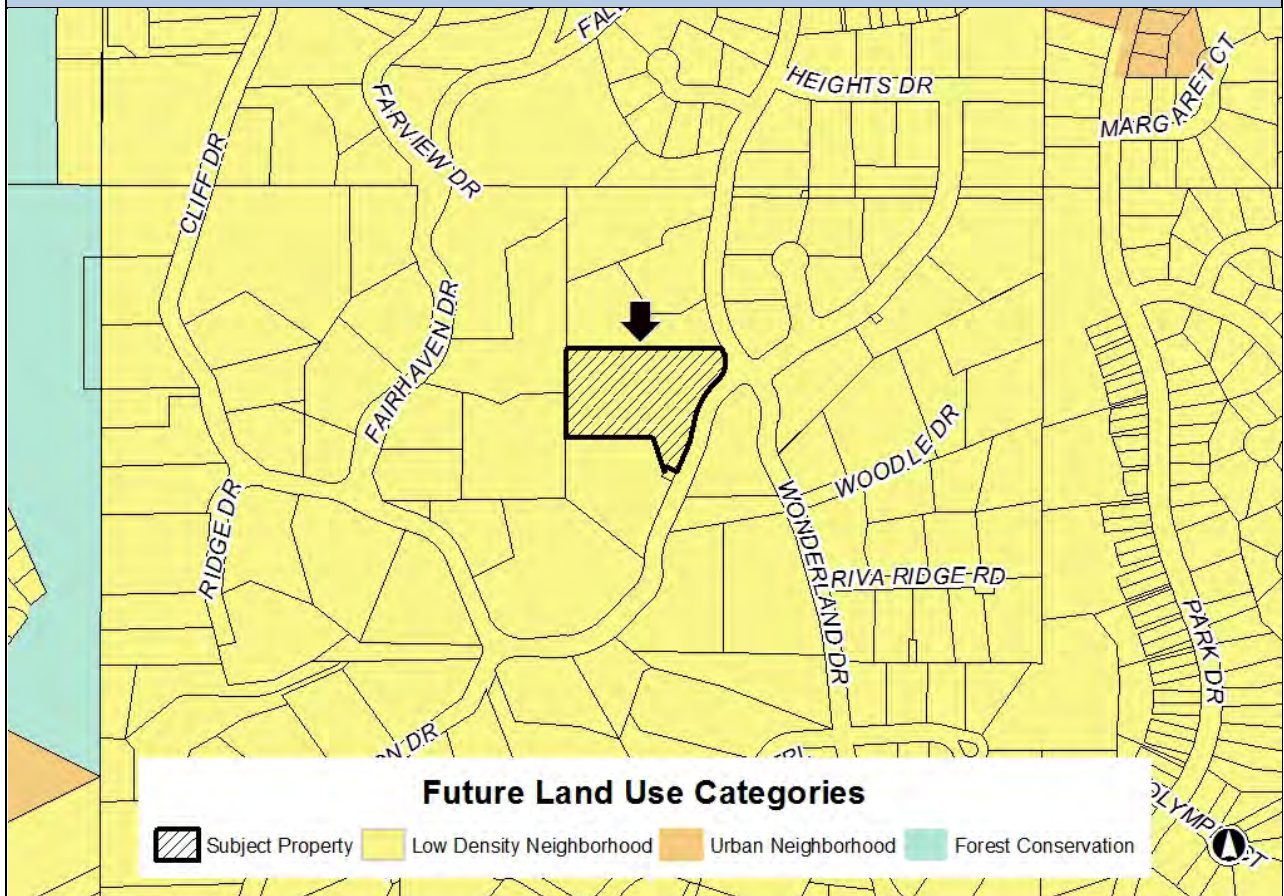
Subject Property Information

Address/Location	4823 Cliff Drive
Neighborhood	Sheridan Lake Road
Subdivision	Canyon Lake Heights Section 16
Land Area	2.47 acres (107,593 square feet)
Existing Buildings	Single-family dwelling with attached garage
Topography	Rises in elevation from the east to west
Access	Cliff Drive
Water Provider	Well
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

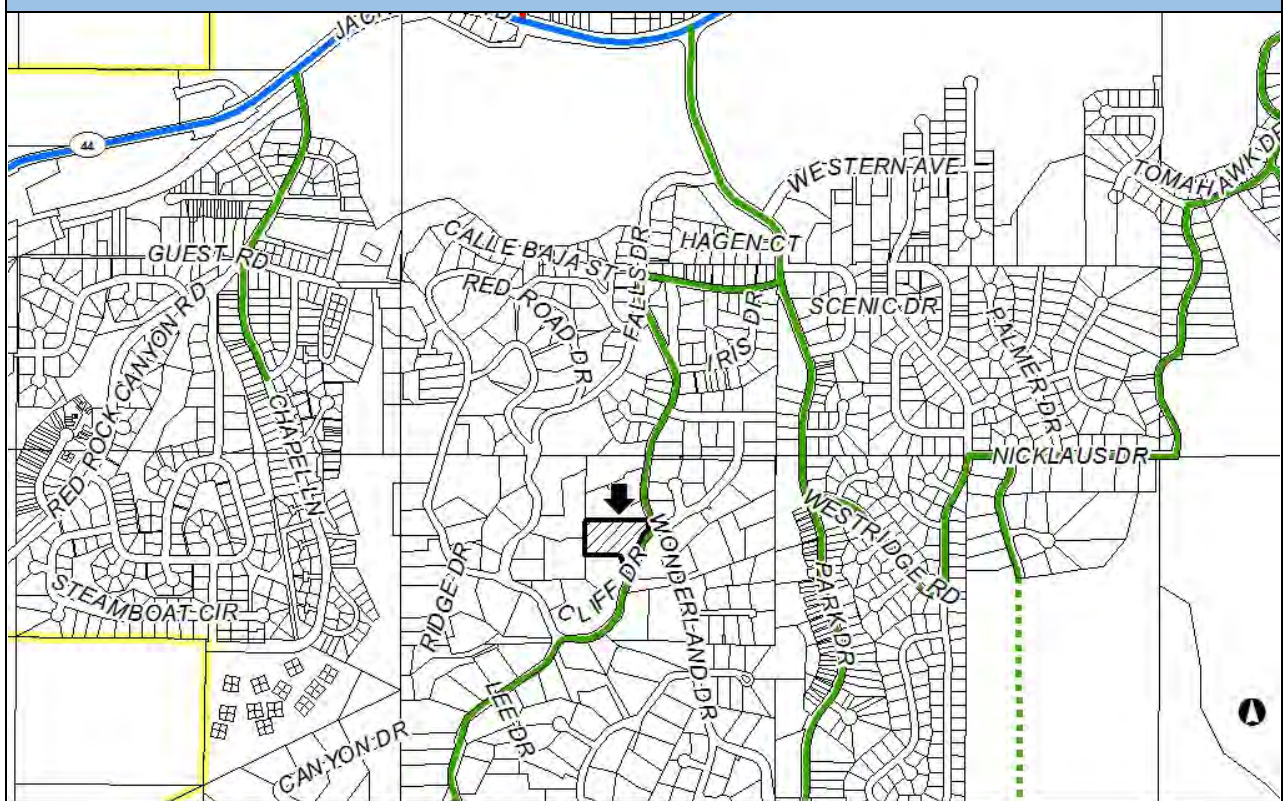
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	LDN	Single-family dwelling
Adjacent North	LDR	LDN	Void of structural development
Adjacent South	LDR	LDN	Single-family dwelling
Adjacent East	LDR	LDN	Single-family dwelling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



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	107,593 square feet	
Lot Width	Minimum 50 feet at the front building line	Approximately 380 feet	
Maximum Building Heights	2.5 stories, 35 feet / 15 feet for accessory structures	Requesting an Exception to allow a height of 16.5 feet for the proposed detached garage	
Maximum Density	30%	3.1%	
Minimum Building Setback:			
• Front	25 feet	129 feet	
• Rear	25 feet to primary structure / 5 feet to accessory structures	45 feet to proposed detached garage	
• Side	8 feet / 12 feet	45 feet to the north / 36.5 feet 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	2	
• # 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	
<p>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:</p>	
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 2.47 acres in size and is zoned Low Density Residential District. The property rises in elevation from east to west approximately 78 feet and is heavily vegetated. The applicant is proposing to construct a 1,280 square foot detached workshop. There is an existing attached garage located on the property measuring 609 square feet in size and a shed measuring 128 square feet in size. The maximum allowed storage space is 1,500 square feet. The total storage space will measure 1,889 square feet in size. The proposed garage will exceed the maximum allowed by 389 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. 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 1,889 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	The applicant is requesting an Exception to allow an accessory structure with a height of 16.5 feet in lieu of the maximum allowed height of 15 feet. The proposed garage is located behind the primary residence on a heavily vegetated property. The additional 1.5 feet of height will

regulations:	not be noticeable from the street or from adjacent properties. In addition, the applicant has indicated that the additional height is needed for an architectural detail on a saltbox style roof. For these reasons, staff recommends that the Exception to allow a height 16.5 feet be granted.
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:	<p>The applicant should be aware that the proposed workshop is more than a 20% expansion and triggers the installation of sidewalk along Cliff drive. As such, upon submittal of a Building Permit, the site plan must be revised to show a four foot wide property line sidewalk or an Exception must be obtained. In addition, if water or sewer services are proposed to the workshop, a utility plan must be submitted for review and approval.</p> <p>The Rapid City Fire Department has indicated that due to the heavy vegetation on the property, a Wildfire Mitigation Plan must be approved and implemented prior to issuance of a Building Permit.</p>
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 2.47 acres in size and an over-sized garage is identified as a conditional use in the Low Density Residential District. The proposed detached garage will be located behind the existing dwelling and will face to the south. The proposed setbacks from the property lines, existing vegetation, the topography of the property, and the proposed location behind the primary dwelling are intended to provide a buffer from adjacent properties and rights-of-way.

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 workshop measuring 32 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 1,889 square feet in size. The applicant has stated that the proposed structure will be used for a woodworking shop. The proposed structure will not be used for commercial purposes. The size of the lot, existing vegetation, and the topography of the property will serve as a buffer from adjacent properties. The applicant has indicated that the neighborhood varies in style and that the proposed saltbox style workshop is intended to enhance the character of the property. 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 2.47 acre property zoned Low Density Residential District. The location of the proposed workshop 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 Final 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 workshop 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:	Sheridan Lake Road
Neighborhood Goal/Policy:	
SLR-NA1.1A	Forest Conservation: As noted above, the property is heavily vegetated and as such, prior to issuance of a Building Permit, the applicant must coordinate with the Rapid City Fire Department to adopt and implement a Wildland Fuel Mitigation Plan. The topography of the site, proposed setbacks, and vegetation to remain will ensure to provide a buffer.

Findings	
Staff has reviewed the Final Planned Development Overlay 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 Final Planned Development Overlay to allow an over-sized 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. The location of the proposed workshop, the topography of the site, and the existing vegetation will serve to provide a buffer to adjacent properties.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Final Planned Development Overlay to allow an oversized garage be approved with the following stipulations:

1.	An Exception is hereby granted to allow an oversized garage of 1,889 square feet in lieu of the maximum 1,500 square feet contingent upon the garage being located behind the residence as proposed;
2.	An Exception is hereby granted to allow a height of 16.5 feet for an accessory structure in lieu of the maximum allowed height of 15 feet;
3.	Prior to issuance of a Building Permit, the applicant shall coordinate with the Rapid City Fire Department to adopt and implement a Wildland Fuel Mitigation Plan; and,
4.	The Final Planned Development Overlay 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)	
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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 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.