



Rapid City Planning Commission

Major Amendment to a Planned Development Project

Report

June 27, 2017

Item #2
Applicant Request(s)
Case # 17PD034 – 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

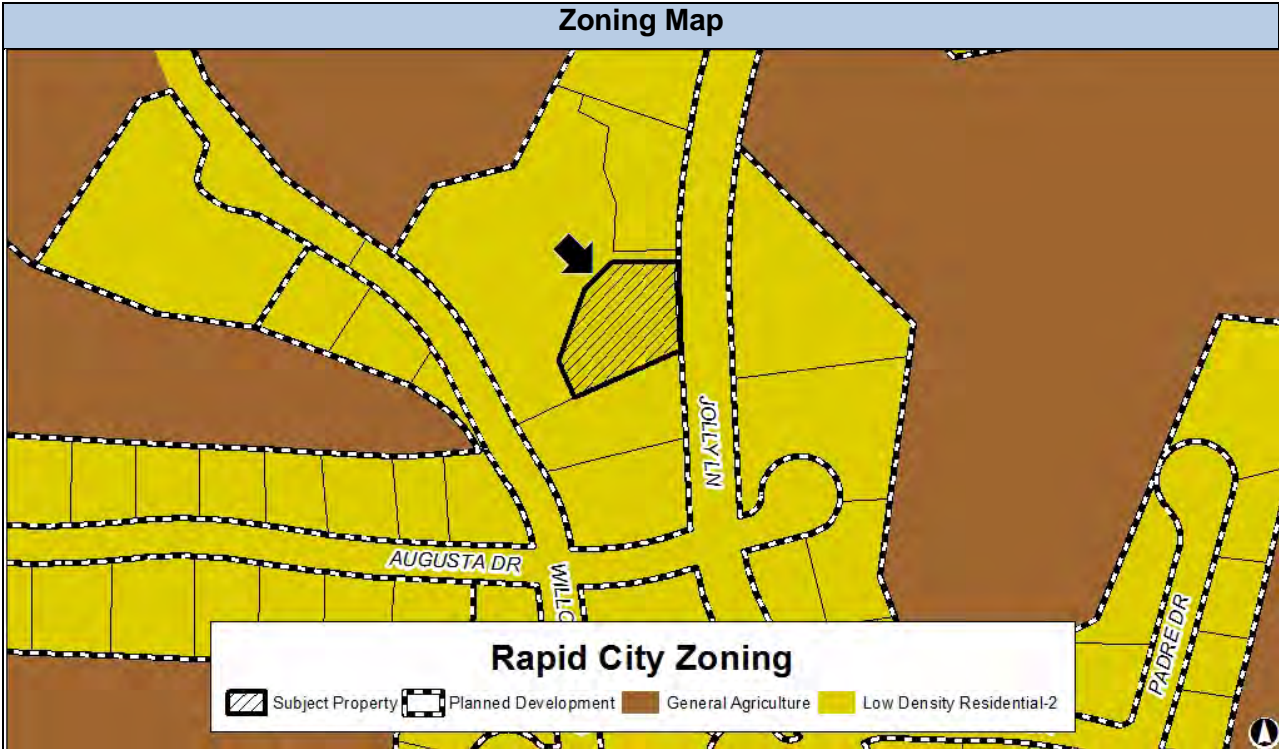
The applicant has submitted a Major Amendment to a Planned Development Overlay to allow an over-sized garage. In particular, the applicant is proposing to construct a single-family dwelling with a three stall attached garage measuring 1,036 square feet in size and a two-stall detached garage measuring 560 square feet in size. The maximum allowed storage/garage area allowed in the Low Density Residential District is 1,500 square feet or 30% of the gross floor area of the dwelling, whichever is greater. The proposed detached garage would bring the total size of storage/garage space to 1596 square feet or 96 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: Les and Mary Stadel	Planner: Fletcher Lacock
Property Owner: Leslie and Mary Stadel	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: N/A	DOT: Stacy Bartlett

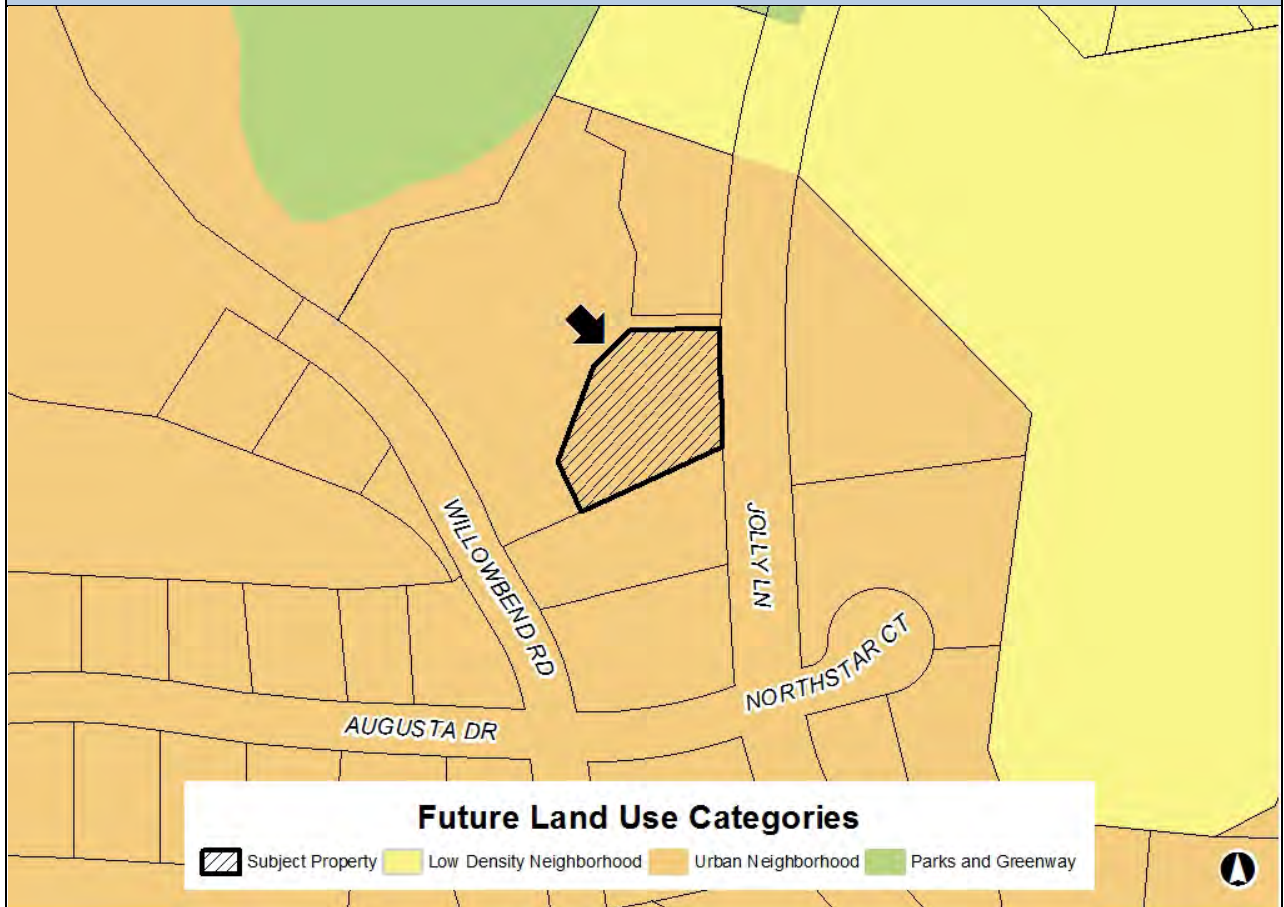
Subject Property Information

Address/Location	4051 Jolly Lane
Neighborhood	Southeast Connector
Subdivision	Elks Country Estates
Land Area	0.51 acres (22,215 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Jolly Lane
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR II - PD	UN	Void of structural development
Adjacent North	LDR II - PD	UN	Single-family dwelling
Adjacent South	LDR II - PD	UN	Single-family dwelling
Adjacent East	LDR II - PD	UN	Void of structural development
Adjacent West	LDR II - PD	UN	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 II	Required	Proposed	
Lot Area	6,500 square feet	22,215 square feet	
Lot Width	Minimum 50 feet at the front building line	Approximately 125 feet	
Maximum Building Heights	2.5 stories, 35 feet / 15 feet for accessory structures	2 story dwelling / 15 feet for detached garage	
Maximum Density	30%	17.5%	
Minimum Building Setback:			
• Front	25 feet	25 feet	
• Rear	25 feet	25 feet	
• Side	8 feet / 12 feet	8 feet to the north and 20 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	4	
• # 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 0.51 acres in size and is zoned Low Density Residential District II with a Planned Development. The applicant is proposing to construct a single-family dwelling with an attached garage and a detached garage, in total measuring 1,596 square feet in size. The maximum allowed storage space is 1,500 square feet. The total storage space will measure 1,596 square feet in size. The proposed garage area will exceed the maximum allowed by 96 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 II with a Planned Development. A single-family dwelling with an attached 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 II is 1,500 square feet of storage space. The applicant is proposing a total of 1,596 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 II.
4. A literal interpretation of this	The literal interpretation of the Zoning Ordinance would not

chapter would deprive the applicant of rights that others in the same district are allowed:	deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	The submitted site plan identifies two driveway approaches for the property that do not comply with Section 2.16.2 of the Infrastructure Design Criteria Manual. Jolly Lane is identified as a Collector Street on the City's Major Street Plan which does not permit secondary approaches. There is also a non-access easement along the Jolly Lane property line which limits access to the property to the location of the south approach. For these reasons, staff recommends that upon submittal of a Building Permit, the north driveway approach be removed and the non-access be shown on the plans to ensure that the south approach does not encroach into the easement, or an Exception shall be obtained from the Infrastructure Design Criteria Manual and the non-access easement shall be vacated.
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 0.51 acres in size and an over-sized garage is identified as a conditional use in the Low Density Residential District II. The proposed detached garage will be located behind the existing dwelling and will face to the east towards Jolly Lane which is identified as a Collector Street on the City's Major Street Plan. The applicant is not requesting any Exceptions to the area regulations of the Low Density Residential District II.

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 II. In particular, the applicant is proposing to construct a single-family dwelling with an attached and a detached garage. The maximum allowed square footage for private accessory buildings and storage is 1,500 square feet. The proposed garages will be a total of 1,596 square feet in size. The applicant has stated that the proposed garages will be used for parking and storage. The proposed garages 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 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 0.51 acre property zoned Low Density Residential District II. 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
	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):	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:	Southeast Connector
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 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:	
1.	An Exception is hereby granted to allow an oversized garage of 1,596 square feet in lieu of the maximum 1,500 square feet;
2.	Upon submittal of a Building Permit, the site plan shall be revised to remove the north driveway approach and the non-access easement shall be shown on the plans to

	ensure that the south approach does not encroach into the easement, or an Exception shall be obtained from the Infrastructure Design Criteria Manual and the non-access easement shall be vacated; 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 II shall require a Building Permit. Any change in use that is a Conditional Use in the Low Density Residential District II 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 structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
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.