



Rapid City Planning Commission

Final Planned Development Overlay Project Report

October 26, 2017

Item #14
Applicant Request(s)
Case # 17PD049 – Final Planned Development Overlay to allow an over-sized garage with Exceptions
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as 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 single-family dwelling measuring 1,900 square feet in size, an attached garage measuring 546 square feet in size, and a detached storage shed measuring 3,072 square feet in size. The total storage area of 3,618 square feet exceeds the maximum allowed garage area of 1,500 square feet. The applicant has stated that the proposed detached storage shed will not be used for commercial purposes or as a second residence. The applicant has indicated that this will be a phased development:

- The existing dwelling and detached garage will be removed. The trailer home will temporarily remain on the property;
- The new detached garage will be constructed;
- The new dwelling will be constructed; and,
- The existing trailer house will be removed.

The applicant is requesting three Exceptions: to waive the requirement to pave the first 50 feet of the driveway, to allow an accessory structure height of 18 feet in lieu of 15 feet, and to temporarily allow two primary dwellings to be located on the property until the new house is constructed and the existing trailer can be removed.

Applicant Information	Development Review Team Contacts
Applicant: Dwight and Linda Peterson	Planner: Fletcher Lacock
Property Owner: Dwight and Linda Peterson	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

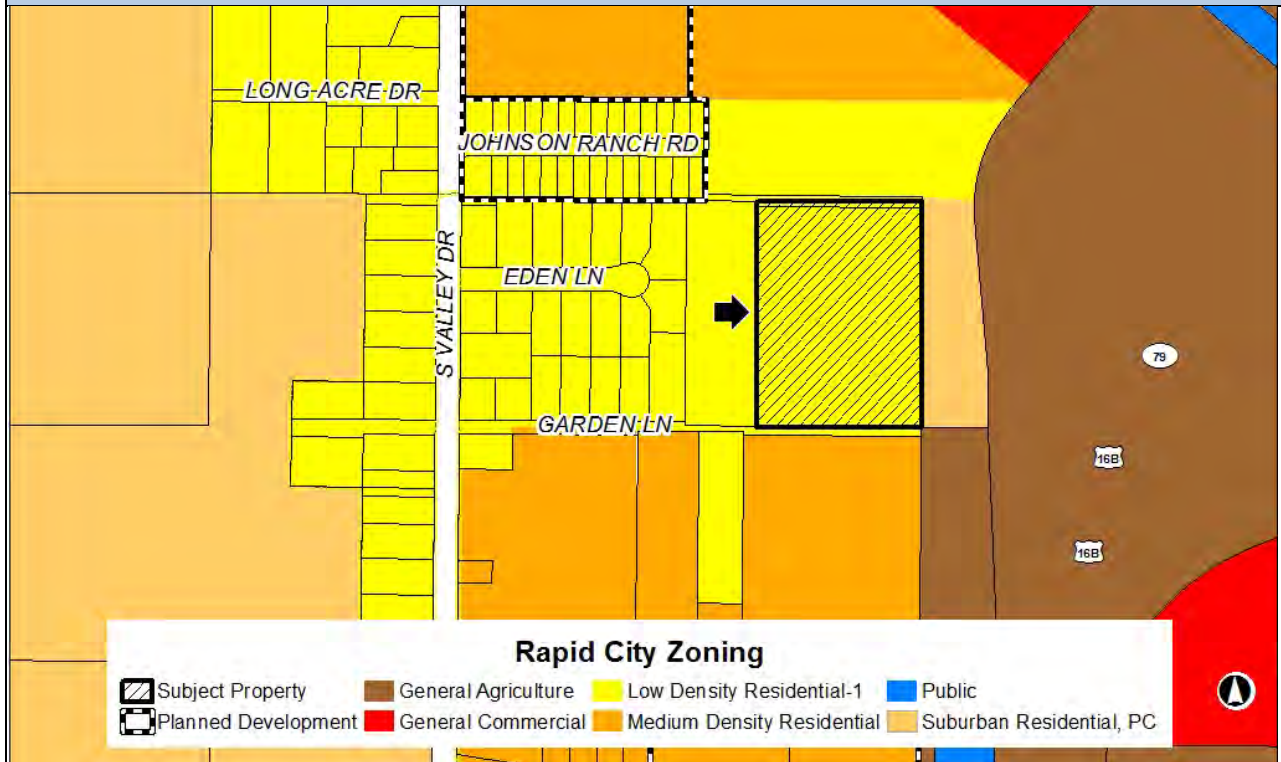
Subject Property Information	
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Address/Location	2918 and 2926 Garden Lane
Neighborhood	Southeast Connector
Subdivision	Section 9, T1N, R8E
Land Area	6.67 acres
Existing Buildings	Single-family dwelling / mobile home / sheds
Topography	Relatively flat
Access	Garden Lane
Water / Sewer	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	Federally designated 500-year floodplain protected by levee

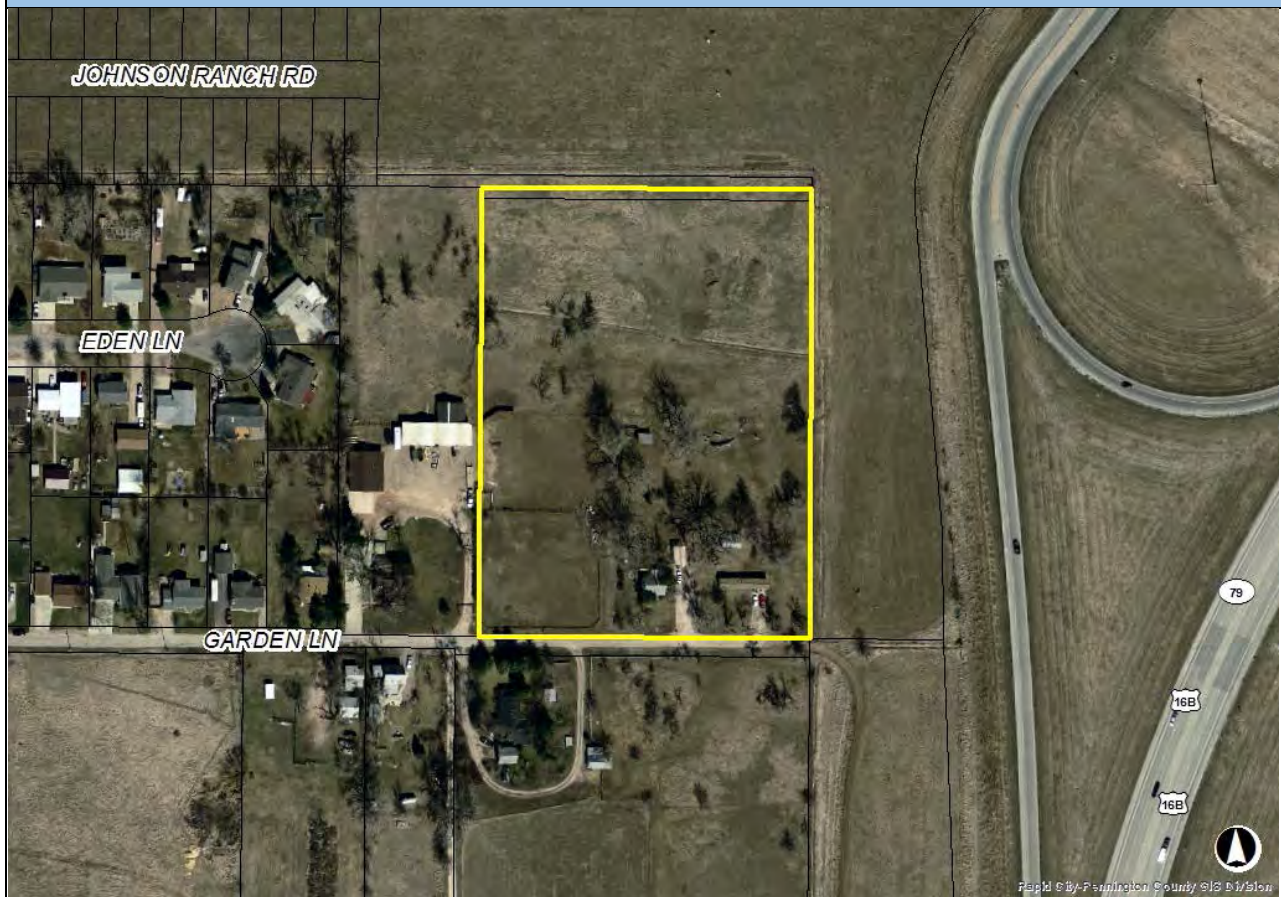
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	LDN	Two dwellings / sheds
Adjacent North	LDR	LDN	Void of structural development
Adjacent South	MDR	UN	Single-family dwelling
Adjacent East	NU	LDN	Void of structural development
Adjacent West	LDR	LDN	Single-family dwelling

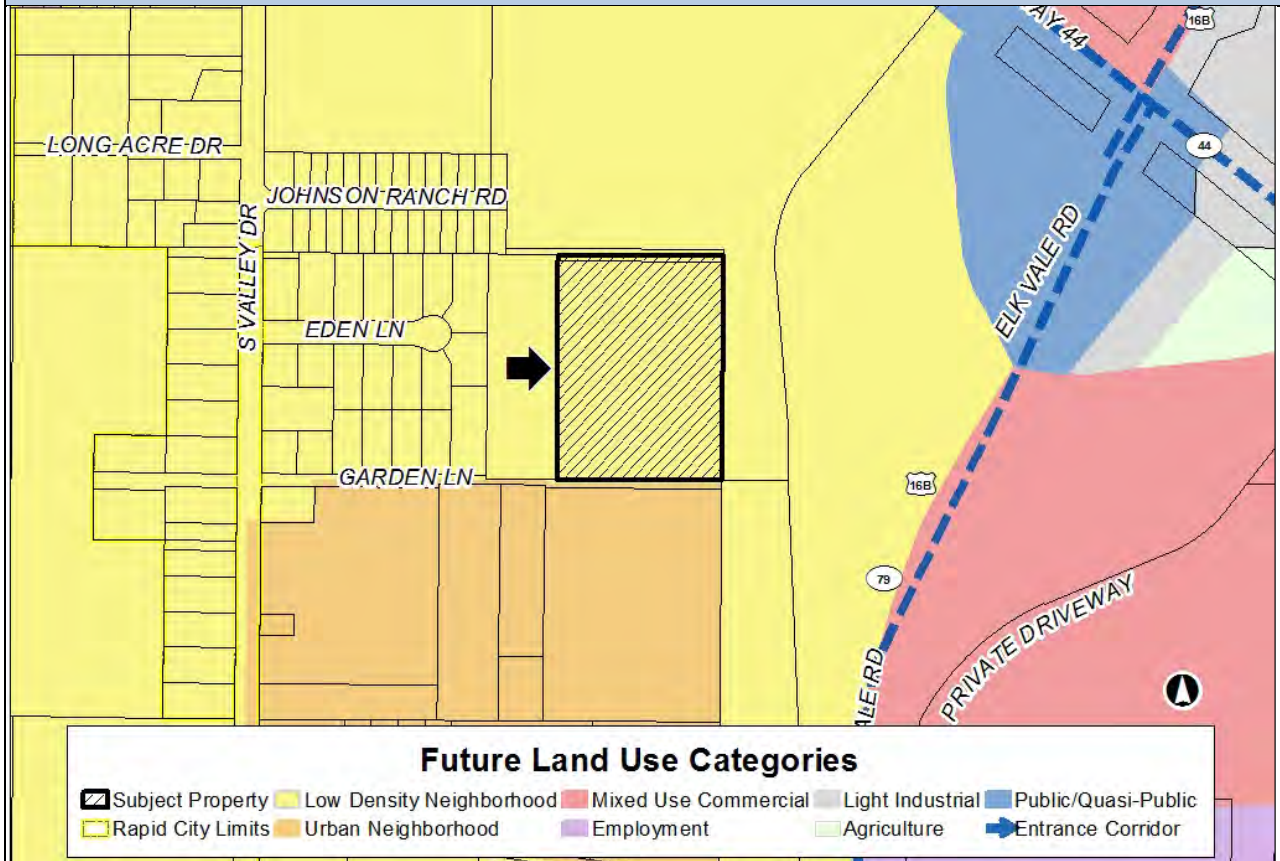
Zoning Map



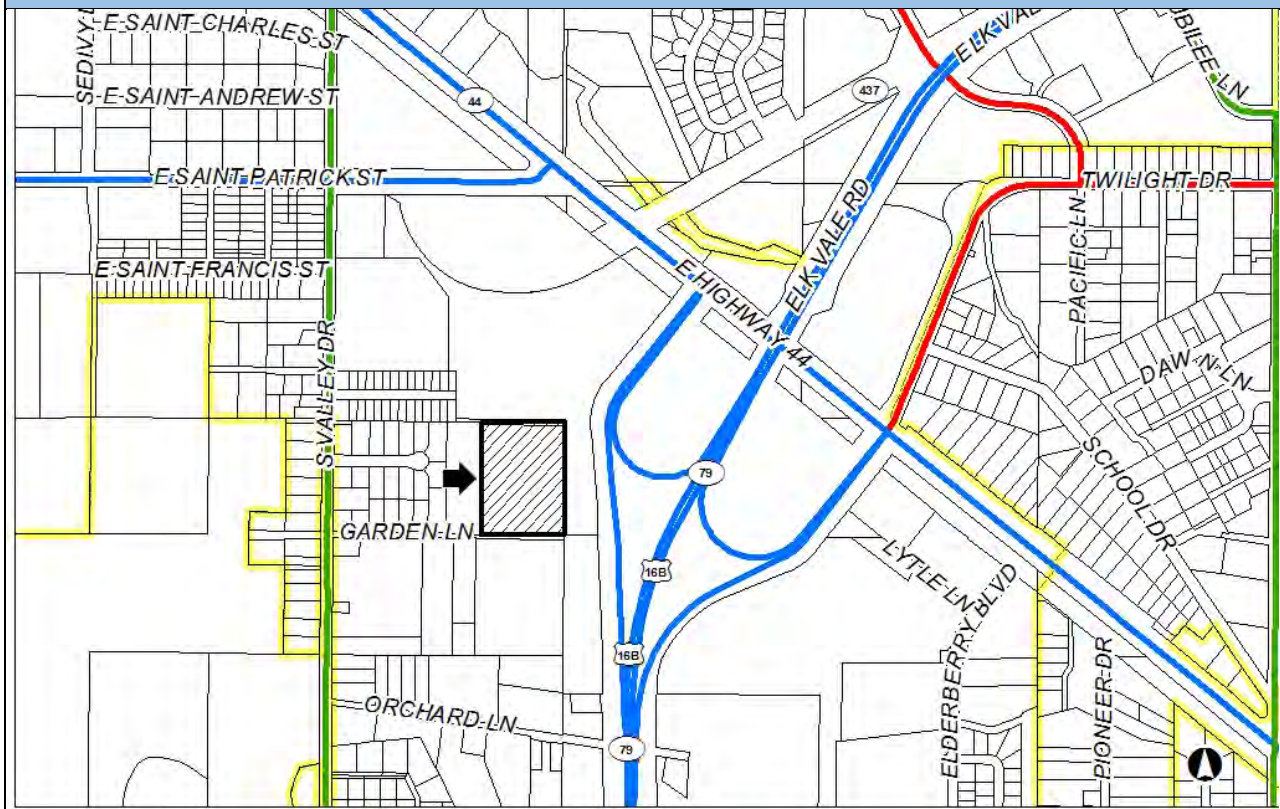
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial

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	291,690 square feet	
Lot Width	50 feet	463 feet	
Maximum Building Heights	2.5 stories or 35 feet / 15 feet for an accessory structure	Requesting an Exception to allow an accessory structure with a height of 18 feet	
Maximum Density	30%	1%	
Minimum Building Setback:			
• Front	20 feet	Approximately 98 feet	
• Rear	25 feet	Approximately 440 feet	
• Side	8 feet or 12 feet	92 feet	
• Street Side	20 feet	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	5	
• # of ADA spaces	N/A	N/A	
Signage	1 square foot	No signage proposed	
Fencing	N/A	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.10.030 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow an over-sized garage	
1. The proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood:	The property is zoned Low Density Residential District and is approximately 6.67 acres in size. The property is located in an established residential area. The applicant is proposing to remove the two existing dwellings located on the property and to construct a single-family dwelling with an attached garage and a detached garage.
2. The proposed garage shall be used for residential purposes incidental to the principal use of the property:	As noted above, the applicant has stated that the garage is not intended for commercial purposes and is intended for parking and storage.
3. Landscaping or fencing may be required to screen the garage from neighboring properties:	The property is approximately 6.67 acres in size. The large lot and 92 foot side yard setback will ensure that the proposed storage shed will have a minimal impact on adjacent property owners.
4. The applicant submits a site plan with elevation drawings in addition to information on what types of building materials will be used for the garage:	The applicant has stated that the dwelling and storage shed will be constructed using similar materials including metal siding and stone trim.
Staff has also reviewed the proposed over-sized garage with respect to Chapter 17,54.030(E) of the Rapid City Municipal Code and has noted the following issues:	
1. The location, character and natural features of the property:	The property is located approximately 860 feet east of the intersection of South Valley Drive and Garden Lane. The property is currently developed with a single-family dwelling, detached garage and a trailer home. The applicant is proposing to remove the existing structures and construct a single-family dwelling with an attached garage and a detached storage shed.



2. The location, character and design of adjacent buildings:	Property to the north and east is a part of the Johnson Ranch development. The properties to the south and west are also larger lots with single-family dwellings and large sheds. The area is an established residential neighborhood.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any additional landscaping or fencing. The site plan identifies an existing corral on the southwest side of the property. The applicant is proposing to locate the storage shed approximately 92 feet from the west property line, facing the structure to the east.
4. Proposed vegetation, topography and natural drainage:	The applicant is not proposing any additional landscaping. A landscape plan is not required for the Low Density Residential District.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access to the property is from Garden Lane. There are currently no sidewalks located along Garden Lane which dead-ends east of the property.
6. Existing traffic and traffic to be generated by the proposed use:	It is not anticipated that a single-family dwelling with an over-sized storage shed will generate significant traffic.
7. Proposed signs and lighting:	The applicant is not proposing any signage. The applicant has indicated that there will be lighting above the garage doors which will face east into the interior of the property.
8. The availability of public utilities and services:	The property is currently served by Rapid Valley water and sewer.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Low Density Residential District. A single-family dwelling with a detached garage is a permitted use in the district. An over-sized garage is a conditional use in the district.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The applicant has indicated that the location of the future dwelling will be determined once the existing structures are removed. However, the large size of the lot and the proposed area where the dwelling and storage shed will be located, all area requirements of the Low Density Residential District will be met other than accessory structure height and total storage area.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	It does not appear that the proposed use will have a negative effect creating noise, odor, smoke, dust, air, and water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the proposed over-sized garage will maintain the residential character of the neighborhood and will not be used for commercial purposes or as a second residence.

Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Final Planned Development Overlay:

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 comprised of approximately 6.67 acres of land zoned Low Density Residential District. The applicant is proposing to construct a single-family dwelling with and attached garage and a detached storage shed.
2. The application of these	The applicant is proposing a phased development that

<p>regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>includes the removal of the existing dwellings and accessory structures and the construction of a new single-family dwelling and a detached storage shed. An oversized garage is identified as a conditional use in the Low Density Residential District.</p>
<p>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:</p>	<p>The applicant is requesting three Exceptions. The first Exception is to allow an accessory structure with a height of 18 feet in lieu of the maximum allowed height of 15 feet. The subject property is 6.67 acres in size and the applicant is proposing a 92 foot side yard setback from the west property line. The large size of the lot and the increased setback to the closest residence should minimize the impact of the height from adjacent properties. In addition, the proposed storage shed will be located behind the dwelling supporting the Comprehensive Plan goal of reducing the prominence of garages. The applicant has indicated that the height is needed to accommodate larger garage doors. For these reasons, staff recommends that the Exception to allow a height of 18 feet be granted.</p> <p>The applicant is also requesting an Exception to temporarily allow two primary structures on the property while the new dwelling is being constructed. The applicant proposes to maintain the trailer home on the property during the construction of the new single-family dwelling. The applicant is proposing to remove the existing dwelling and accessory structures, leaving the trailer house in place. The applicant will then construct the storage shed and the new single-family dwelling. Once the new dwelling is constructed, the trailer home will be removed. Staff recommends that the Exception to temporarily allow two primary structures be approved provided that prior to issuance of a Certificate of Occupancy for the new dwelling, the trailer must be removed from the property.</p> <p>The third Exception request is to waive the requirement to pave the first 50 feet of the new driveway. The construction of a new dwelling and garages triggers that the first 50 feet of the driveway be paved to limit the tracking of mud or gravel into public right-of-way. Garden Lane is a paved street. As such, staff recommends that the Exception to waive the requirement to pave the first 50 feet of driveway be denied.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>A single-family dwelling with accessory structures are permitted in the Low Density Residential District.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The large lot size, increased setbacks, and proposed location behind the proposed dwelling will mitigate the impact of the proposed size and height of the storage shed.</p>
<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:</p>	<p>The applicant is proposing to construct a single-family dwelling and a detached storage shed. The proposed setbacks and location of the storage shed will serve to mitigate any potential negative impacts of the size and height of the structure. The proposed location behind the dwelling supports the Comprehensive Plan goal of reducing the prominence of garages.</p>

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-2.1D	Neighborhood Character: The applicant is proposing to move an existing garage from a street frontage to a location behind the dwelling. The proposed move supports the goal of reducing the prominence of garages.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Garden Lane is identified as a local street and is currently paved. The applicant is requesting an Exception to waive the requirement to pave the first 50 feet of driveway. Staff recommends that Exception request be denied as the intent of the Zoning Ordinance is to prevent the tracking of gravel, dust and mud into public rights-of-way and to maintain air quality that can be impacted by allowing gravel or dirt.
 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 Overlay 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 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 property is zoned Low Density Residential District and an over-sized garage which exceeds 1,500 square feet in size is identified as a conditional use in the district. The definition of a garage includes sheds, carports, and other storage buildings. The proposed location of the proposed detached storage shed behind the dwelling supports the goal of reducing the visual prominence of garages.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1G	Residential Growth: The proposed development supports residential growth.

Findings
<p>Staff has reviewed the Final Planned Development Overlay to allow an over-sized garage pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant is proposing a phased development schedule to remove existing dwellings and to construct a new single-family dwelling with a detached storage shed. An over-sized garage is identified as a conditional use in the Low Density Residential District. The location of the proposed storage shed will be behind the new single-family dwelling supporting the Comprehensive Plan of reducing the prominence of garages. As noted above, staff supports the Exception requests to allow an accessory structure height of 18 feet and to temporarily allow two primary structures to be located on the property. However, staff cannot support the Exception request to waive the requirement to pave the first 50 feet of the driveway as the intent of the Zoning Ordinance is to prevent the tracking of gravel, mud and dust into the public right-of-way and to maintain air quality that can be impacted by gravel or dirt. Garden Lane is a paved street.</p>

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow an over-sized garage be approved with the following stipulations:	
1.	An Exception is hereby granted to allow 546 square foot garage and a 3,072 square foot storage shed for a total square footage of 3,618 square feet, larger than the maximum allowed 1,500 square feet;
2.	An Exception is hereby denied to waive the requirement to pave the first 50 feet of the driveway;
3.	An Exception is hereby granted to temporarily allow two primary structures on the property with the stipulation that prior to issuance of a Certificate of Occupancy for the new dwelling, the trailer home shall be removed from the property;
4.	An Exception is hereby granted to allow an accessory structure with a height of 18 feet in lieu of the maximum allowed height of 15 feet; and,
5.	The Final Planned Development shall allow for an oversized garage. The proposed structure shall not be used for commercial purposes or as a second residence. In addition, the storage shed 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 # 17PD049	Final Planned Development Overlay to allow an over-sized garage with Exceptions
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.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;
5.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and,
6.	All applicable provisions of the adopted International Fire Code shall continually be met.