



Rapid City Planning Commission

Conditional Use Permit Project Report

March 22, 2018

Item #5
Applicant Request(s)
Case #18UR002 – Major Amendment to a Conditional Use Permit to allow an over-sized garage Companion Case(s) # N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit be approved with the stipulations noted below.

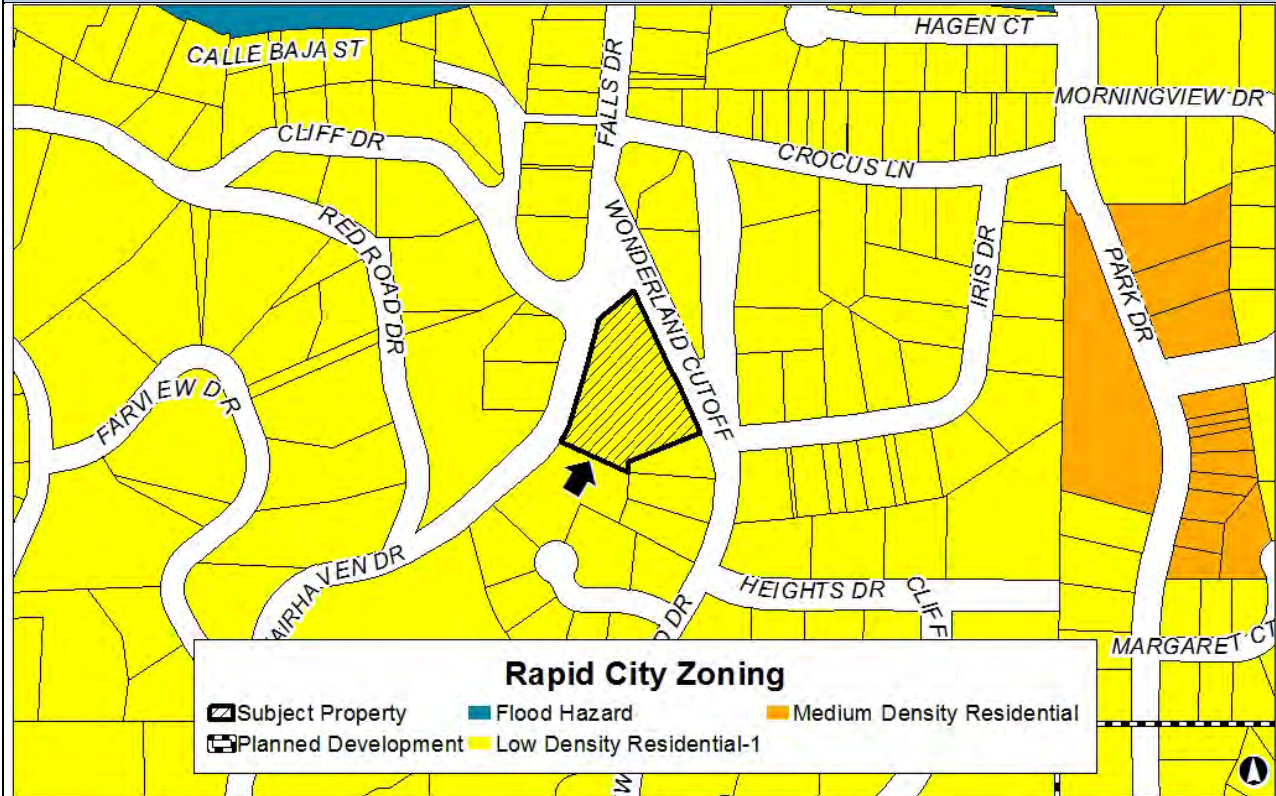
Project Summary Brief	
<p>The applicant has submitted a Conditional Use Permit to allow an over-sized garage exceeding the maximum allowed garage area of 1,500 square feet. The property is developed with a single-family dwelling with an attached two-car garage and a detached two-car garage. The applicant is proposing to construct a third-stall addition to the attached garage. The garage addition measures 12 feet by 24 feet. The existing attached and detached garages and proposed expansion exceeds the maximum allowed 1,500 square feet by 228 square feet. The proposed expansion includes an 8 foot by 18 foot expansion to the living area of the house. The applicant has stated that the garage will not be used for commercial purposes. The applicant has also submitted an elevation drawing identifying that the expansion will be constructed to match the existing dwelling in style and character.</p>	
Development Review Team Contacts	
Applicant: Randall and Bobbie Greenway	Planner: Fletcher Lacock
Property Owner: Randall and Bobbie Greenway	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	3204 Falls Drive
Neighborhood	Sheridan lake Road Neighborhood Area
Subdivision	R and B Subdivision
Land Area	1.44 acres
Existing Buildings	Approximately 2,968 square feet
Topography	Property rises in elevation from north to south approximately 10 feet
Access	Falls 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	LDN	Single-family dwelling
Adjacent North	LDR	LDN	Single-family dwelling
Adjacent South	LDR	LDN	Single-family dwelling
Adjacent East	LDR	LDN	Single-family dwelling
Adjacent West	LDR	LDN	Void of structural development

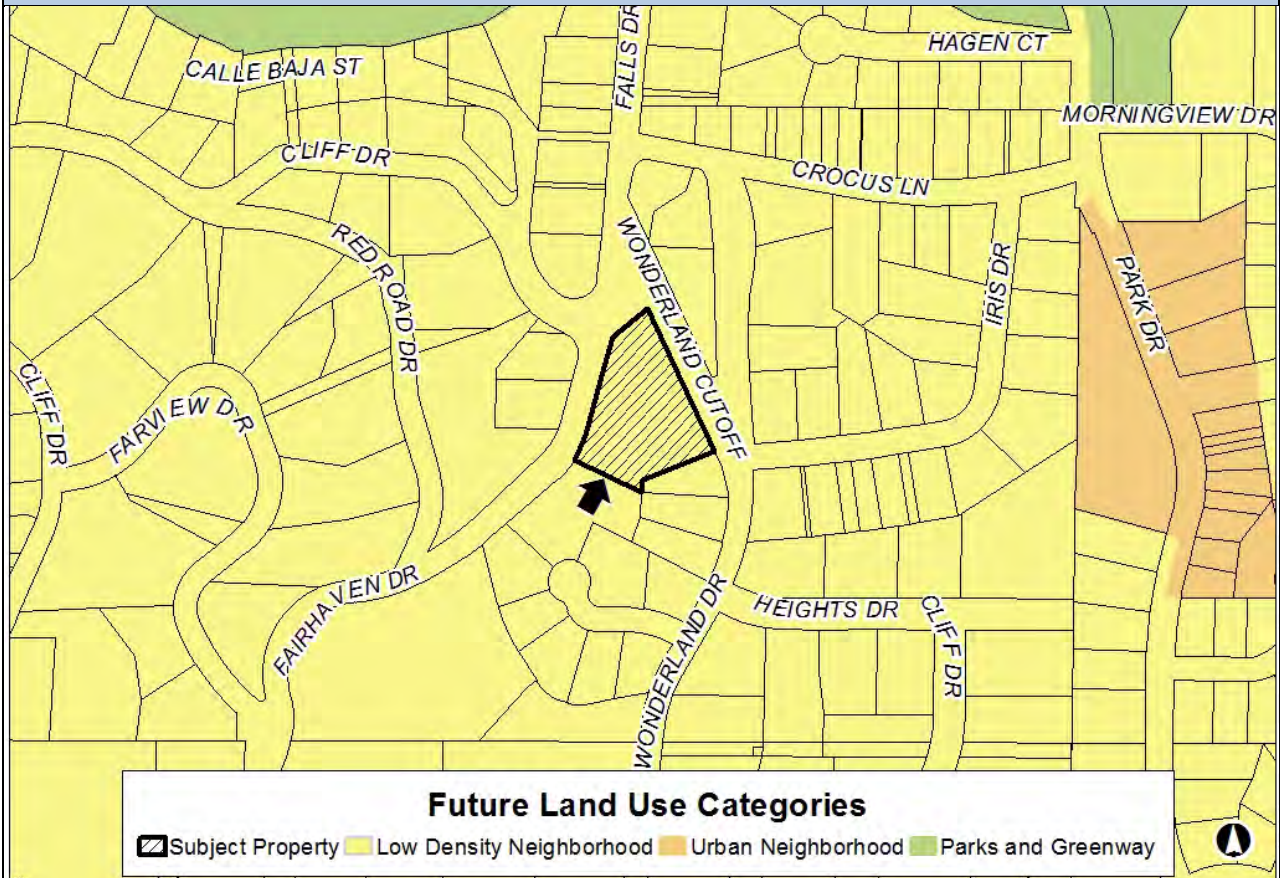
Zoning Map



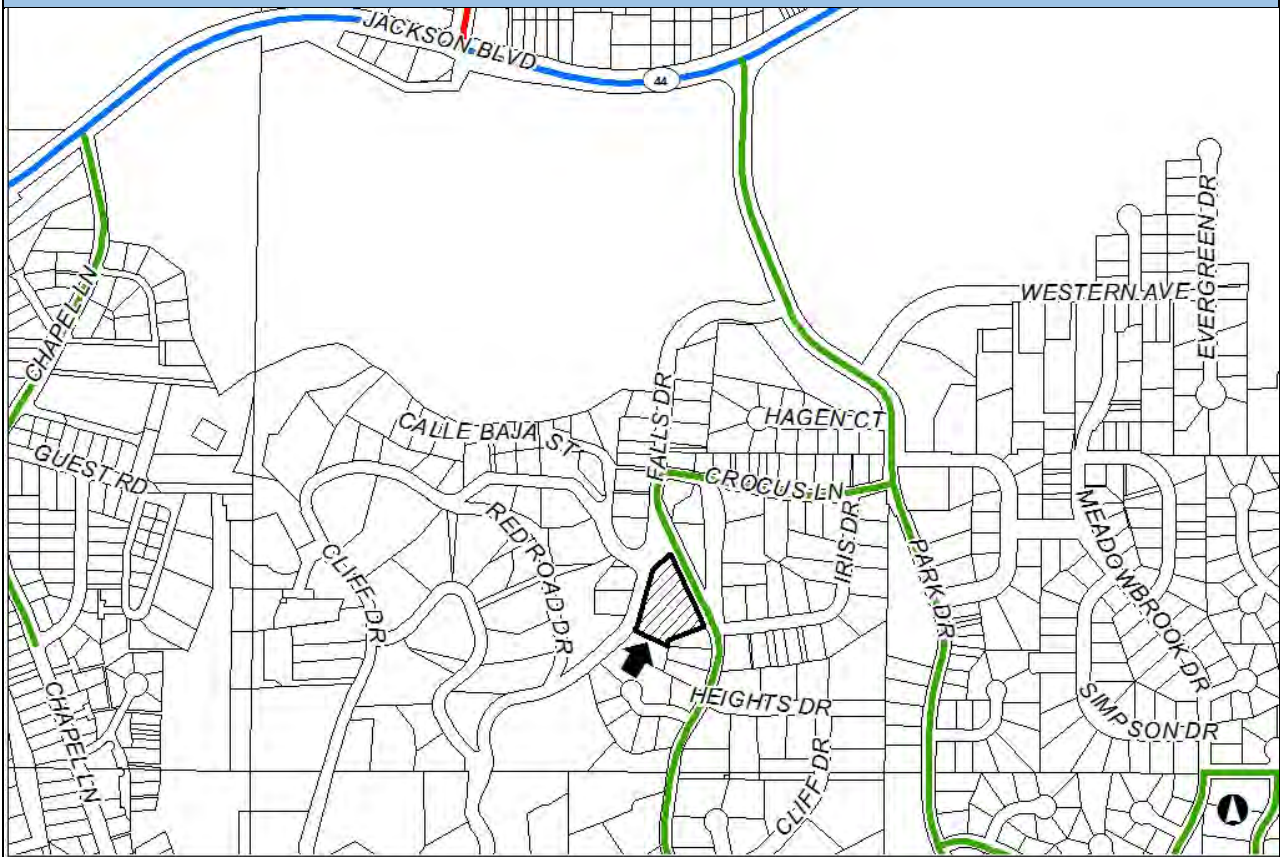
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

Subject Property
 Collector
 Minor Arterial
 Principal Arterial

Relevant Case History			
Case/File#	Date	Request	Action
01UR046	09/17/2001	Conditional Use Permit to allow an over-sized garage	Approved – not constructed
10UR024	09/23/2010	Conditional Use Permit to allow an over-sized garage (detached)	Approved - constructed
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	Approximately 62,730 square feet	
Lot Frontage	Minimum 50 feet at the front building line	Approximately 165 feet	
Maximum Building Heights	2.5 stories, 35 feet	Two stories, less than 35 feet	
Maximum Density	30%	4%	
Minimum Building Setback:			
• Front	20 feet from Falls Drive	34 feet from Falls Drive	
• Rear	25 feet to primary structure / 5 feet to accessory structures	125 feet from south property line	
• Side	12 feet / 8 feet to accessory structures	25 feet from Wonderland Cutoff	
• Street Side	25 feet from Wonderland Cutoff	35 feet from intersection of Wonderland Cutoff and Falls Drive	
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	Pursuant to RCMC	No signage proposed	
Fencing	Pursuant to RCMC	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 applicant is proposing to construct a third-stall onto an attached garage. The addition will measure 12 feet by 24 feet. The applicant has stated that the siding, trim, and roof material will match the existing dwelling. The applicant has also submitted a sample elevation demonstrating that the proposed garage is in keeping with the residential character of the neighborhood.
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. The applicant is also proposing to expand the back of the house to increase the size of an on-suite bathroom. The proposed dwelling expansion measures 8 feet by 18 feet.
3. Landscaping or fencing may be required to screen the garage from neighboring properties:	There are existing evergreen trees to the north, south, east and west of the proposed garage addition. The existing vegetation provides a natural buffer. The applicant is not proposing any additional landscaping or fencing.

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 submitted an elevation drawing identifying that the garage expansion will be constructed with siding, trim and roof material in keeping with the aesthetic of the property and the character of the neighborhood.
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 at 3204 Falls Drive, on the south corner of the intersection of Falls Drive and Wonderland Cutoff. The property slopes from the south to the north with a rise in elevation of 22 feet. The property is developed with a single-family dwelling and an attached two-stall garage and a detached two-stall garage.
2. The location, character and design of adjacent buildings:	Properties to the north, south, and east are developed with single-family dwellings. The property to the west is currently void of any structural development.
3. Proposed fencing, screening and landscaping:	There are existing evergreen trees along the north south and west property lines. The property abuts streets to the north, east, and west. In addition, the change in elevation to the south provides an additional buffer. The applicant is not proposing any additional landscaping or fencing.
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 Falls Drive. The proposed garage expansion will use the existing driveway for access.
6. Existing traffic and traffic to be generated by the proposed use:	It is not anticipated that a single-family dwelling with an attached garage and a detached garage will generate significant traffic.
7. Proposed signs and lighting:	The applicant is not proposing any signage. The applicant has indicated that the existing light fixture will be moved to the end of the garage addition. The applicant should be aware that all outdoor lighting must 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.
8. The availability of public utilities and services:	The property is currently served by Rapid City 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 an attached garage and 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 proposed garage and dwelling expansions are in compliance with all area regulations except for the garage size.
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 on 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.
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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
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	N/A
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	A Vibrant, Livable Community
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LC-2.1D	Neighborhood Character: The applicant has submitted elevations of the proposed garage demonstrating that the development will maintain the aesthetic and residential character of the area.
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	A Safe, Healthy, Inclusive, and Skilled Community
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	N/A
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	Efficient Transportation and Infrastructure Systems
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TI-2.1A	Major Street Plan Integration: Wonderland Cutoff is identified as a Collector Street on the City’s Major Street Plan. The existing approach is from Falls Drive, the lower order street.
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	Economic Stability and Growth
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	N/A
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	Outstanding Recreational and Cultural Opportunities
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	N/A
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	Responsive, Accessible, and Effective Governance
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GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Conditional Use Permit requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Conditional Use Permit is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
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Design Standards:

SDP-N4	Garage Placement: The property is zoned Low Density Residential District and an over-sized garage is identified as a conditional use in the district. The applicant is proposing to construct a garage addition onto an existing attached garage. The existing evergreen vegetation and changes in elevation will provide a natural buffer.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: Sheridan Lake Road Neighborhood Area

Neighborhood Goal/Policy:

N/A The subject property is located in a developed residential neighborhood with larger lot sizes.

Findings

Staff has reviewed the Major Amendment to a Conditional Use Permit to allow an over-sized garage pursuant to Chapter 17.10.030 and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. An over-sized garage larger than 1,500 square feet in size is a conditional use in the Low Density Residential District. The property is approximately 1.44 acres in size and the proposed garage expansion is being constructed to match the existing design of the residence. The lot size, topography, garage orientation, and existing vegetation will provide a buffer from adjacent properties.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Conditional Use Permit to allow an over-sized garage be approved with the following stipulation:

1. An Exception is hereby granted to allow an garage expansion measuring 288 square feet in size, for a total garage area of 1,728 square feet in lieu of the maximum allowed 1,500 square feet; and,
2. The Conditional Use Permit shall allow for an over-sized garage on the property. The garage 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 Conditional Use Permit.



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.*

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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.	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; and,
4.	All requirements of the International Fire Code shall be met.