

STAFF REPORT

June 29, 2000

UOR #00UR022 - Use on Review to allow a garage and accessory structures in excess of 1,000 square feet

ITEM 18

GENERAL INFORMATION:

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| PETITIONER | Charles Wilkinson |
| REQUEST | UOR #00UR022 - Use on Review to allow a garage and accessory structures in excess of 1,000 square feet |
| LEGAL DESCRIPTION | Lot 3 Revised of Lots H and I of Lot 1 of Tract N of Gray's Subdivision, Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.41 Acres |
| LOCATION | 4620 South Canyon Road |
| EXISTING ZONING | Low Density Residential |
| SURROUNDING ZONING | |
| North: | Low Density Residential |
| South: | Low Density Residential |
| East: | Low Density Residential |
| West: | Low Density Residential |
| PUBLIC UTILITIES | City sewer and water |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION: Staff recommends that the Use on Review to allow a garage and accessory structures in excess of 1,000 square feet be approved with the following stipulations:

Building Inspection Division Recommendations:

1. That prior to any construction, the applicant shall obtain a building permit, and prior to occupancy, the applicant shall obtain a Certificate of Occupancy;
2. That prior to issuance of a Certificate of Occupancy, the applicant shall pave the first fifty feet of the proposed driveway;

Fire Department Recommendations:

3. That upon issuance of a building permit, the address shall be posted along South Canyon Drive in four inch visible and contrasting numbers;
4. That the driveway continue to have a turnaround to allow for emergency vehicle ingress and egress;

Urban Planning Division Recommendations:

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5. That no plumbing shall be allowed in the proposed garage and/or the existing garage;
6. That the proposed garage shall have a pitched roof with metal siding and the same color design as the residence and existing garage; and,
7. That prior to issuance of a building permit, the applicant shall file a notice with the Pennington County Register of Deeds Office indicating that the existing garage and the proposed garage shall only be used for residential purposes.

GENERAL COMMENTS: A 1,500 square foot single family residence and a 24 foot X 24 foot garage are currently located on the property. The applicant is proposing to construct a second garage measuring 24 foot X 40 foot. The two garages will result in a total floor area of 1,536 square feet. A Use on Review is required when the cumulative square footage of all garages and/or structures used for storage exceeds 1,000 square feet or exceeds 30% of the size of the gross floor area of the dwelling unit, whichever is greater. The site plan identifies that the proposed garage will be located north of the existing residence and garage. The applicant has indicated that the existing garage and the proposed garage will be used for the personal storage of two cars, two pick-ups, a motorcycle, a boat, an all-terrain vehicle (ATV), yard maintenance equipment and other miscellaneous personal items.

STAFF REVIEW: Staff has reviewed this request with regards to the criteria pertaining to private residential garages and as per Section 17.54.030.

1. *The proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood.*

All of the surrounding properties are currently residential in use. The applicant has indicated that the proposed garage will be constructed of metal residential style siding. The existing residence and garage will then be painted to match the color of the proposed garage. The applicant has also indicated that the garage will have a pitched roof not to exceed 15 feet in height.

The proposed garage will be located north of the residence and the existing garage, approximately 15 feet from the side lot line and 80 feet from the rear lot line. The property is fairly wooded with large deciduous trees and pine trees. The existing residence and garage are fairly secluded from the surrounding properties due to the trees and other vegetation growing on the property. The trees and vegetation will also serve as a buffer between the surrounding properties and the proposed garage. In addition, an approximate six foot high wooden privacy fence is located along the north lot line. The proposed garage is consistent with the residential character of the area.

The property is a flag pole lot with the driveway extending north off of South Canyon Drive. The existing residence and garage are not visible from South Canyon Drive due to a residence located directly south of the subject property. The Rapid City Fire Department has indicated that the subject property's address must be posted along South Canyon

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Drive in four inch readily visible and contrasting numbers prior to issuance of a building permit. The Fire Department has also indicated that a portion of the existing driveway located on the subject property serves as a turnaround. The Fire Department has indicated that that portion of the driveway must remain as a turnaround to allow for emergency vehicle ingress and egress to the subject property.

2. *The proposed garage shall be used only for residential purposes incidental to the principal use of the property.*

As previously indicated, the applicant has indicated that the existing garage and the proposed garage will be used for the personal storage of two cars, two pick-ups, a motorcycle, a boat, an all-terrain vehicle (ATV), yard maintenance equipment and other miscellaneous personal items. As discussed below in item #5, a statement declaring that the garages can not be used for commercial purposes will need to be signed by the applicant and filed with the Pennington County Register of Deeds Office prior to issuance of a building permit.

3. *Landscaping or fencing may be required to screen the garage from the neighboring properties*

As previously indicated, the proposed garage will be located north of the residence and the existing garage. The property is fairly wooded with large deciduous trees and pine trees serving as a buffer between the surrounding properties and the proposed garage. In addition, an approximate six foot high wooden privacy fence is located along the north lot line. Additional screening is not necessary as the proposed scale and design of the building are compatible with the existing residence and garage.

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 elevations of the proposed garage indicate a one story building with a pitched roof. The applicant has one driveway into the property. As a condition of approval, the first fifty feet of the proposed driveway must be paved in accordance with the City Ordinance.

5. *The applicant shall file a notice with the Pennington County Register of Deeds Office indicating that the garage will only be used for residential purposes before a building permit is issued if this request were to be approved.*

The proposed garage and the existing garage may not be used for commercial purposes. The applicant is willing to sign and file the required notice with the Register of Deeds Office.

Staff has reviewed this project with regard to the criteria in Section 54.0300(e) of the Rapid City Municipal Code and finds it to be in compliance with the Code. As of this writing, the

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receipts from the certified mailings have not been returned. The Use on Review sign has been posted on the property. Staff has not received any calls or inquiries regarding this proposal.