

STAFF REPORT

October 5, 2000

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**UOR #00UR033 - Use on Review to allow a private residential garage and accessory structures in excess of 1,000 square feet**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Jeff's Construction for Bob & Tina Mysliweic
REQUEST	<b>UOR #00UR033 - Use on Review to allow a private residential garage and accessory structures in excess of 1,000 square feet</b>
LEGAL DESCRIPTION	Lot 23, Block 4 of Springbrook Acres, located in the SE1/4 of SW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.18 Acres
LOCATION	2611 Mountain Meadow Road
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Mobile Home Residential
East:	Low Density Residential
West:	Low Density Residential
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Use on Review to allow a private residential garage and accessory structures in excess of 1,000 square feet be continued to the October 26, 2000 Planning Commission meeting at the request of the applicant.

GENERAL COMMENTS: The applicants have submitted this Use on Review application to construct a detached twenty-four foot square garage near the rear of their lot in Springbrook Acres. There is an existing 574 square foot attached garage and a ninety-eight square foot shed currently located on the property. The addition of the new detached garage will result in a total of 1,245 square feet for all garages and outbuildings. The Zoning Ordinance allows a maximum of 1,000 square feet of garages, carports, or outbuildings as a permitted use. The proposal to construct the new garage will result in a total of 1,245 square feet therefore requiring the Use on Review.

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The applicant has indicated that the garage will be used initially for long-term storage of a vehicle plus storage of other lawn equipment and residential items. Long-term, the applicant has expressed an interest in parking a motor home within the garage structure.

STAFF REVIEW: The Fire Department is requiring access to all points of the new garage from 150 feet of a paved or graveled surface. The surface must be capable of supporting a 36,000 pound fire truck. The applicants have not proposed a driveway on their site plan and were not planning on constructing one unless necessary. Staff has discussed the Fire Department's concern with the applicants and they have elected to continue this Use on Review request to allow them to further study what alternatives are available. One alternative would be to construct the driveway and leave the garage in its currently proposed location. A second alternative being considered by the applicant would be moving the garage closer to the house in order to shorten the length of the required driveway.

Staff needs to make the applicants aware that slight modifications to the site plan can be reviewed in time for the October 26 Planning Commission meeting if they are received no later than October 16. More extensive modifications may require continuation of the Use on Review beyond October 26 to allow for adequate Staff review.

The required Use on Review sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received three inquiries regarding this request. Two telephone callers expressed no opposition to the request after asking several questions of Staff. One representative of the Springbrook Acres Homeowners Association met with Staff directly and gathered information to share with the Association, however, no opposition has been expressed at this point in time.