

STAFF REPORT

November 9, 2000

PRD #00PD052 - Major Amendment to a Planned Residential Development to allow a garage in excess of 30% of the gross floor area of the dwelling unit

ITEM 17

GENERAL INFORMATION:

PETITIONER	Gary Barber Designs for Bill Durst
REQUEST	PRD #00PD052 - Major Amendment to a Planned Residential Development to allow a garage in excess of 30% of the gross floor area of the dwelling unit
LEGAL DESCRIPTION	Commencing at the center of Section 14, T1N, R7E, BHM, thence N 0°01' 34" W, a distance of 210', thence N 19° 43' 43" E, a distance of 7.63' to the southwest corner of proposed Lot 18, the point of beginning; Thence First Course: N 19° 43' 43" E, a distance of 241.15 feet to the northwest corner of proposed Lot 18; Thence Second Course: S 85° 36' 55" E, a distance of 291.09, to the northeast corner of proposed Lot 18, which is a point on a non-tangent curve concave to the northeast, having a radius of 523.36 feet; Thence Third Course: Southeasterly along said curve, through an angle of 20° 13' 48", a distance of 184.79 feet to the beginning of a tangent curve concave to the northwest, having a radius of 30.00 feet; Thence Fourth Course: Southwesterly along said curve, through an angle of 39° 42' 55", a distance of 20.79 feet to the beginning of a tangent curve concave to the southeast, having a radius of 48 feet; Thence Fifth Course: Southwesterly along said curve, through an angle of 11° 18' 50", a distance of 9.48 feet to a non-tangent line which is the southeast corner of proposed Lot 18; Thence Sixth Course: S 73° 40' 56" W, a distance of 219.87 feet, to an angle point on the south lot line of proposed Lot 18; Thence Seventh Course: N 68° 21' 33" W, a distance of 187.84 feet to the point of beginning. Said parcel of land contains 2.000 acres, more or less. All located in the S1/2 of the NE ¼ of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2 Acres
LOCATION	At the southern terminus of Alta Vista Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	

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North: Low Density Residential District (PRD)
South: Low Density Residential District (PRD)
East: Low Density Residential District (PRD)
West: Low Density Residential District (PRD)

PUBLIC UTILITIES City Water and Sewer

REPORT BY Blaise Emerson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to allow a garages in excess of 30% of the gross floor area of the dwelling unit be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, the applicant shall provide a geotechnical evaluation of the property;
2. Prior to issuance of a Building Permit, the applicant shall provide an engineered design for the proposed retaining walls of review and approval; or an alternate grading plan shall be submitted for review and approval ;
3. Prior to issuance of a Building Permit, the applicant shall provide a site drainage plan for the site for review and approval;

Fire Department Recommendations:

4. The driveway shall meet all requirements of the Street Design Criteria Manual;
5. Address of the structure shall be in compliance with the Uniform Building Codes;

Urban Planning Division Recommendations:

6. Prior to City Council approval, a landscape plan shall be submitted for review and approval identifying a landscape buffer along the south side of the property to screen the garage on the south side of the structure. All landscaping shall be located outside the sewer easement;
7. Prior to issuance of a Certificate of Completion for the residence, a minimum of the first fifty feet of the driveway shall be paved;
8. Prior to issuance of a building permit, the petitioner shall have filed a notice with the Pennington County Register of Deeds Office indicating that the garage will only be used for residential purposes; and,
9. That approval of this Use on Review shall expire if the use for which it was granted has ceased for a period of two years or more, or if the use as approved has not been completed within two years of the approval of the Use on Review.

GENERAL COMMENTS: The applicant is proposing to allow for construction of garages in excess of 30% of the gross floor area of the dwelling unit. The applicant is proposing to construct a

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6,004 square foot residence. As part of that request, the applicant is proposing to include in the structure two attached garages that would add an additional 2,766 square feet for a total of 8,770 square feet. The Zoning Ordinance allows private residential garage(s) to be either maximum of 1,000 square feet in area or thirty percent of the gross floor area of the residence, whichever is greater. The applicant is allowed to have a maximum of 1,801 square feet of garage area based on thirty percent of the floor area of the proposed residence. The applicant is requesting an additional 965 square feet of garage area.

The property is located in the third phase of the Terracita Highlights development. The property is located at the end of Alta Vista Drive. US Highway 16 is located directly to west of the property. The Terracita Water Reservoir is located to the southwest of the subject property. The residence will be located on the western half of the lot and is located approximately 40 feet higher than the street.

STAFF REVIEW: Staff has also reviewed this Use on Review request with respect to the criteria pertaining to private residential garages as per Section 17.10.030 of City Code.

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

The proposed garages will be incorporated into the overall design of the residence. One garage will be located on the west side of the residence. This garage will be a two car garage with two individual garage doors. The second garage will be located on the south side of the residence. This garage will be located under the main residence and will be used for parking of a recreational vehicle and boat. The thirteen foot garage doors are proposed for this garage. Neither garage will be significantly visible from either Alta Vista Drive or U.S. Highway 16.

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

The petitioner has indicated that the garage will be used only for residential storage purposes. As noted, the garage located on the south side will be used for the storage of a recreational vehicle and a boat. The applicant's representative has submitted a letter describing the garages and proposed uses, a copy is attached.

3. Landscaping of fencing may be required to screen the garage from the neighboring properties;

The applicant has indicated that landscaping will be provided on the south side of the lot to provide screening to the neighboring lot. Staff supports the installation of landscape screening in this area because of the oversized doors proposed for this garage. Staff is

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requesting that a landscape plan be submitted identifying a landscape buffer for the south side of the residence. Staff is requesting that a significant portion of the landscape materials be evergreen trees to provide a year round screen. With this landscape screening, the garage(s) should be sufficiently screened from neighboring properties.

4. The applicant submits a site plan and elevation drawings in addition to information on what types of building materials will be used for the garage.

This information has been submitted by the petitioner. As noted, the garages will be constructed so as to architecturally complement the existing house.

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.

The petitioner will be required to sign and file this statement with the Pennington County Register of Deeds Office prior to receiving a building permit for the garage.

In the review of this request, Staff has noted a number of other concerns that need to be addressed.

Driveway Grade - The applicant is proposing that the residence be approximately forty feet higher than the street. As per the Street Design Criteria Manual, a driveway grade can not exceed 16 percent. Currently, the applicant's site plan identifies a 16 percent grade for the driveway. Any increase in grade would not comply with the Street Design Criteria Manual. Staff can not recommend approval of an exception to this requirement unless adequate provisions are provided for emergency response to the residence. At this time, Staff is recommending approval with the stipulation that the driveway grade meets all requirements of the Street Design Criteria Manual.

Drainage and Grading - The Engineering Division Staff has noted that the site development requires extensive grading. The site plan has identified a number of retaining walls located on the west side of the property. The Engineering Division has requested that drainage information be provided for the site included drainage through and around the retaining walls and identify that the drainage from the site will not adversely impact Alta Vista Drive.

Water Pressure - The Engineering Division Staff has stated that the proposed location of the proposed residence is above the 40 psi water service level. An individual booster pump will be required and the oversized service line may be needed to insure adequate water pressure is available for domestic use. Staff wants to insure that applicant was aware of this requirement.

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As of this writing, the receipts from the required certified mailing have been returned by the petitioner. Staff has not received any objections or inquiries regarding this request.