

STAFF REPORT

September 6, 2001

No. 01UR046 - Use On Review to allow a private residential garage in excess of 1000 square feet in the Low Density Residential Zoning District

ITEM 20

GENERAL INFORMATION:

PETITIONER	Randy and Bobbie Greenway
REQUEST	No. 01UR046 - Use On Review to allow a private residential garage in excess of 1000 square feet in the Low Density Residential Zoning District
LEGAL DESCRIPTION	Lot 3R Revised and Lot 4R Revision #2, Block 5, Canyon Lake Heights Subdivision, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.062 acres
LOCATION	3204 Falls Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: **Staff recommends that the Use On Review to allow a private residential garage in excess of 1000 square feet in the Low Density Residential Zoning District be approved with the following stipulations:**

Engineering Division Recommendations:

1. **Prior to issuance of a Building Permit, a revised site plan shall be submitted identifying the location of a maximum of twenty foot wide paved approach on Falls Drive;**

Building Inspection Department Recommendations:

2. **A building permit shall be obtained prior to any construction and a Certificate of Completion shall be obtained prior to occupancy;**
3. **That prior to issuance of a Certificate of Completion, the applicant shall pave the first fifty feet of the driveway from the street or curb line;**

STAFF REPORT

September 6, 2001

No. 01UR046 - Use On Review to allow a private residential garage in excess of 1000 square feet in the Low Density Residential Zoning District **ITEM 20**

Urban Planning Division Recommendations:

4. That no plumbing shall be allowed in the garage;
5. Prior to issuance of a Building Permit, the applicant shall file a notice with the Pennington County Register of Deeds Office indicating that the garage shall be used only for residential purposes; and,
6. That the garage shall be constructed of the same materials and stained the same color as the existing residence.

GENERAL COMMENTS: This request was continued from the August 23, 2001 Planning Commission meeting. (Updates to the staff report are shown in bold.) A single family residence with an attached 576 square foot garage is currently located on the subject property. The applicant is requesting Use On Review approval to construct a 864 square foot detached garage approximately 50 feet northwest of the existing residence. The applicant has indicated that the proposed garage will be sided with six inch lap siding and be painted to match as closely as possible the existing residence. The shingles, pitch of the roof, and architectural features of the proposed garage will match the existing residence. **The applicant has now indicated that the proposed garage will be sided with cedar siding and stained the same color as the existing residence.** The building will have one sixteen foot wide and one nine foot wide overhead door, one man door and windows on the north, south and west walls. According to the Rapid City Municipal Code, a Use On Review is required when the cumulative size of all garages or carports on a residential property exceeds 1,000 square feet.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria pertaining to private residential garages and the five criteria established in Section 17.12.030:

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

The provision of **cedar** siding, asphalt shingles and architectural features that match the existing residence will help to maintain the residential character of the property and the surrounding neighborhood.

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

The applicant has indicated that the intended use of the garage will be to store a pickup, trailer, various yard and outdoor tools and equipment. As discussed in #5 below, a statement declaring that the garage cannot be used for commercial purposes will need to be signed by the applicant and filed at the Pennington County Courthouse prior to issuance of a Building Permit.

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

STAFF REPORT

September 6, 2001

No. 01UR046 - Use On Review to allow a private residential garage in excess of 1000 square feet in the Low Density Residential Zoning District

ITEM 20

The applicant has indicated that the garage will be located northeast of the existing residence. Existing pine trees will buffer properties to the north and east of the proposed garage and the applicant owns the property to the south of the proposed garage. Therefore, staff does not believe that landscaping or fencing is needed to help buffer this structure.

4. *That 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.*

The applicant has submitted the required site plan and elevation drawings. However, the Engineering Division is requesting that a revised site plan be submitted including the location of easements. **As mentioned, the garage will have cedar siding the same color as the existing residence with a pitched roof.**

5. *That the petitioner shall file a notice with the Register of Deeds indicating that the garage only be used for residential purposes.*

Staff will ensure that this notice is filed prior to the building permit being issued for the structure.

Staff has also reviewed this Use On Review request with respect to all other applicable requirements and has noted the following issues:

Driveway: The applicant has indicated that the existing gravel driveway will be utilized for the proposed garage. The Off-Street Parking Ordinance requires that hard surface improvements on driveways must begin at the curb or street line and extend to the garage or parking slab or a minimum of fifty feet. Therefore, the applicant must pave the driveway at the time the garage is constructed. Staff is requiring that the applicant submit a revised site plan identifying that at a minimum the first fifty feet of the driveway will be paved.

Site Plan: The plat of the subject property identifies a 50 foot major drainage easement on the east side of Lot 4R Revision No. 2. The site plan submitted with this request identified the location of the proposed garage with respect to the property boundaries, however, no platted easements were include on the site plan. Engineering Staff is requesting that a revised site plan be submitted including the location of all easements to ensure that the proposed garage will not encroach into any easements. **The applicant submitted the requested site plan for review by the Engineering Division.**

As of this writing, the receipts from the certified mailings have been returned. The Use On Review sign has been posted on the property. **Staff has received three calls regarding this request. None of the callers expressed opposition to or support for the Use On Review request.**