

STAFF REPORT

October 26, 2000

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

ITEM 7

GENERAL INFORMATION:

PETITIONER	Jeff's Construction for Bob & Tina Mysliweic
REQUEST	UOR #00UR033 - Use on Review to allow a private residential garage and accessory structures in excess of 1,000 square feet
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 November 9, 2000 Planning Commission meeting to allow Staff to complete their review of new information received from the petitioner.**

GENERAL COMMENTS: **This Staff Report has been revised as of October 17, 2000. New or revised text is identified in bold print.** The applicants **originally** 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 currently located on the property. The addition of the new detached garage will result in **excess of 1,000 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 while over 1,000 square feet is allowed only as a Use on Review.**

STAFF REPORT

October 26, 2000

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

ITEM 7

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: This Use on Review request was continued at the October 5, 2000 Planning Commission meeting because the petitioners were in the process of developing a new site plan addressing all Fire Department concerns. 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 were originally not proposing a driveway to the new garage unless one was necessary. The revised site plan submitted by the petitioners proposes to move the garage further to the north on the lot and extend the existing driveway part way to the garage in order to achieve the 150 foot access requirement. The revised site plan also has increased the size of the proposed garage from 576 square feet to 720 square feet.

The October 5, 2000 Staff Report indicated that the applicants could submit slight site plan modifications by October 16 in order to be considered by the Planning Commission on October 26, 2000 while more extensive modifications would require a longer continuance. Staff believes that the relocation and size increase of the garage coupled with the new access proposal reflect substantial changes to the site plan which necessitates further Staff review. Staff is therefore recommending that this Use on Review be continued to the November 9 Planning Commission meeting.

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.