

STAFF REPORT

July 5, 2001

UOR #01UR036 - Use on Review to allow a Private Residential Garage in excess of 1000 square feet and more than 30% of the residence

ITEM 46

GENERAL INFORMATION:

PETITIONER	Tom and Nancy Bradsky
REQUEST	UOR #01UR036 - Use on Review to allow a Private Residential Garage in excess of 1000 square feet and more than 30% of the residence
LEGAL DESCRIPTION	Lot 6 of Tower Ridge Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.15 acres
LOCATION	1410 Enchantment Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture 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 and more than 30% of the residence be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, the applicant shall submit plans and supporting information as necessary to demonstrate that runoff from the site, including the proposed garage addition, will be routed to avoid discharge onto adjacent properties.

Building Inspection Department Recommendations:

2. A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

STAFF REPORT

July 5, 2001

UOR #01UR036 - Use on Review to allow a Private Residential Garage in excess of 1000 square feet and more than 30% of the residence

ITEM 46

Urban Planning Division Recommendations:

3. A statement declaring that the garage cannot be used for commercial purposes must be signed by the petitioner and filed with the Register of Deeds prior to issuance of a Building Permit;
4. Prior to City Council approval, a revised site plan shall be submitted identifying the location of additional landscaping on the south and east side of the garage addition;
5. Prior to issuance of a Certificate of Occupancy the additional landscaping shall be installed or financial surety in the amount necessary to complete the improvements within one construction season shall be posted;
6. That the garage shall be constructed of the same materials and the same color(s) as the existing residence; and,
7. That no plumbing shall be allowed in the garage.

GENERAL COMMENTS: A single family residence with an attached garage is currently located on the subject property. The applicant is requesting Use on Review approval to construct a 1,527 square foot addition to the existing residence. The addition includes an entry/mud room area and a 1,260 square foot garage. The site plan submitted by the applicant shows that the addition will be located on the south side of the existing residence between Enchantment Road and the existing residence. The existing paved driveway will be utilized to access the proposed garage. The applicant has indicated that the garage will be constructed of the same materials as the existing residence. A Use On Review is required when the cumulative square footage of all garages and/or carports exceeds 1,000 square feet or exceeds 30% of the size of the gross floor area of the dwelling unit, whichever is greater.

STAFF REVIEW Staff has reviewed this request with respect to 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 siding, shingles and a pitched roof identical to the existing residence will ensure that the garage will be consistent with 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 this garage is for the storage of personal property. As discussed in #5 below, a statement declaring that the garage cannot be used for commercial purposes will need to be signed by the petitioner and filed at the Pennington County Courthouse prior to the issuance of a building permit.

STAFF REPORT

July 5, 2001

UOR #01UR036 - Use on Review to allow a Private Residential Garage in excess of 1000 square feet and more than 30% of the residence

ITEM 46

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

As previously mentioned the site plan submitted with this request shows that the garage addition will be located on the south side of the residence between Enchantment Road and the existing residence. In addition, the elevation of the existing residence and the proposed garage addition is higher than Enchantment Road and the properties to the east and south. Due to the size of the garage addition and the elevation of the addition with respect to the surrounding properties staff is recommending that landscaping be provided on the south and east side of the proposed addition. Therefore, the applicant must provide a revised site plan identifying the location of landscaping that will provide a buffer between the garage addition and Enchantment Road and the properties to the east.

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 petitioner has submitted this information. The garage will have the same color of siding, shingles and the same size of overhang as the existing residence. The pitch of the garage roof will be the same as the existing residence.

5) That the applicant 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.

As of this writing, documentation of completion of the certified mailing has not yet been submitted by the petitioner. Staff will notify the Planning Commission in the event this documentation is not received by the July 5, 2001 Planning Commission meeting. The required Use on Review sign has been posted on the property.