

STAFF REPORT

August 9, 2001

No. 01UR041 - Use on Review to allow a private residential garage in excess of 1000 square feet and more than 30% of the residence

ITEM 39

GENERAL INFORMATION:

PETITIONER	Remodel King for W. Angela Wessel
REQUEST	No. 01UR041 - 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 1, Block 3, Kepp Heights, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.03 acres
LOCATION	1200 Highland Park Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District w/PRD
South:	Park Forest District
East:	Low Density Residential District
West:	Park Forest 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 continued to the August 23, 2001 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: A single family residence with an attached 890 square foot garage is currently located on the subject property. The applicant is requesting Use On Review approval to construct a 2,400 square foot detached garage approximately 250 feet west of the existing residence. 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.

An existing building will be removed where the new garage is to be constructed approximately 170 feet from the south property line and 240 feet from the nearest side lot line. The applicant has indicated that the proposed garage will be sided with metal siding and have a metal roof. The building will have a sixteen foot wide overhead door, two man doors and windows in all four walls.

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STAFF REVIEW: The applicant's lot is approximately 16.3 acres and has a significant number of pine trees on the lot. The Fire Department has indicated that this area is a wildland fire hazard area and is requesting that the applicant develop a fire mitigation plan for the property. A site plan was submitted with this request, however, the site plan did not indicate the location of the proposed garage or existing driveway. Fire Department Staff have noted that the existing driveway exceeds 150 feet in length and may require the addition of emergency vehicle turn around locations. Staff is requesting that the applicant submit a revised site plan identifying the location of the proposed garage as well as the existing driveway. In addition, soil stability in this area has been a problem in the past. Staff is recommending that the applicant obtain geotechnical data for the proposed garage site.

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 August 9, 2001 Planning Commission meeting. The required Use On Review sign has been posted on the property.