

STAFF REPORT

August 23, 2001

No. 01UR047 - Use On Review to allow a private residential garage in excess of 1000 square feet in the Medium Density Residential Zoning District

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GENERAL INFORMATION:

PETITIONER	Terrell Adams
REQUEST	No. 01UR047 - Use On Review to allow a private residential garage in excess of 1000 square feet in the Medium Density Residential Zoning District
LEGAL DESCRIPTION	Lot 10, Madison's Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5 acres
LOCATION	4385 Haines Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Agriculture District (County)
PUBLIC UTILITIES	Well and septic
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 Medium Density Residential Zoning District be continued to the September 20, 2001 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: A single family residence with an attached garage and a storage shed is currently located on the subject property. The petitioner is requesting Use On Review approval to construct a 2,800 square foot detached garage approximately 120 feet south east of the existing residence. The applicant has indicated that the 40 foot by 70 foot metal pole barn will be light gray to match the existing residence and used to store a motor home and provide space for a shop for the applicant's personal use. A Use On Review is required when the cumulative square footage of all garages and/or carports exceed 1,000 square feet or exceed 30% the size of the gross floor area of the dwelling unit, whichever is greater.

STAFF REVIEW: The site plan submitted with this request indicates that a drainage ditch is located approximately 20 feet west of the proposed garage. The Engineering Division has

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concerns with the applicant's request to locate a building in close proximity to the drainage ditch and is requesting that the applicant provide an engineered site plan identifying the location of the proposed garage with respect to property boundaries and the existing drainage ditch. In addition, a drainage study must be submitted verifying that the proposed structure will be located at an elevation where little or no flood potential exists.

As of this writing, documentation of completion of the certified mailing has not been submitted by the petitioner. Staff will notify the Planning Commission in the event this documentation is not received prior to the August 23, 2001 Planning Commission meeting. The required Use On Review sign has been posted on the property.