

STAFF REPORT

September 6, 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 19

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 approved with the following stipulations:**

Fire Department Recommendations:

- 1. Prior to issuance of a Building Permit, a wildland fire mitigation plan shall be submitted for review and approval;**
- 2. That the existing driveway and the 43 foot wide emergency vehicle turnaround shall be continually maintained with an all weather surface;**
- 3. That no parking shall be allowed in the emergency vehicle turnaround area;**

Building Inspection Department Recommendations:

- 4. Prior to any construction, the applicant shall obtain a Building Permit and prior to occupancy, the applicant shall obtain a Certificate of Completion;**

Urban Planning Division Recommendations:

- 5. That no plumbing shall be allowed in the garage; and,**
- 6. Prior to issuance of a Building Permit, the applicant shall file a notice with the**

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Pennington County Register of Deeds Office indicating that the garage shall be used only for residential purposes; and,

- 7. Prior to issuance of a Building Permit, the applicant shall provide geotechnical data for the proposed garage site to verify the soil stability of the site.**

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.

STAFF REVIEW: The applicant's lot is approximately 16.03 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.

The applicant has submitted a revised site plan that shows that the driveway/access road is paved and of sufficient width for emergency vehicle access to the existing structure as well as the proposed garage. In addition, a 43 foot gravel turnaround area does exist as identified on the site plan.

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 proposed garage will be located approximately 250 feet west of the existing residence and the nearest neighboring property is approximately 500 feet to the northwest. The elevation difference and landscaping provide a buffer between the proposed garage and the surrounding properties. The applicant has indicated that the building will have beige metal siding and a beige steel roof.

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- 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 vehicles and various yard and outdoor tools. 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.***

The applicant's lot is approximately 16 acres and has a significant number of trees and vegetation on the lot. The nearest neighboring structure is approximately 500 feet northwest of the proposed garage. The existing residence and proposed garage are centrally located on the subject property and the trees and elevation difference between the proposed garage and the surrounding residences provide a buffer to all properties abutting the subject property. Therefore, staff does not believe that additional 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.

- 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.

Staff has also reviewed this Use On Review request with respect to all other applicable requirements and finds it to be in general compliance with those requirements. 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 not received any calls or inquiries regarding this request.