

STAFF REPORT

November 20, 2003

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**No. 03UR017 - Major Amendment to a Conditional Use Permit to allow a private garage and accessory structure in excess of 1500 square feet, in excess of the footprint of the dwelling unit and greater than 30% of the gross floor area of the dwelling unit**

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**ITEM 35**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 03UR017 - Major Amendment to a Conditional Use Permit to allow a private garage and accessory structure in excess of 1500 square feet, in excess of the footprint of the dwelling unit and greater than 30% of the gross floor area of the dwelling unit</b>
EXISTING LEGAL DESCRIPTION	Lot 38, Kingswood Subdivision, Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.5 acres
LOCATION	1140 Kingswood Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/22/2003
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit to allow a private garage and accessory structure in excess of 1500 square feet, in excess of the footprint of the dwelling unit and greater than 30% of the gross floor area of the dwelling unit be approved with the following stipulations:

Building Inspection Department Recommendations:

1. A building permit shall be obtained prior to initiation of construction, and a Certificate of Occupancy shall be obtained prior to occupancy of the building;

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Fire Department Recommendations:

2. Prior to issuance of a Building Permit, a Wild Land Fire Mitigation Plan shall be provided for review and approval;

Urban Planning Division Recommendations:

3. Prior to issuance of a Building Permit, elevation drawings shall be submitted for review and approval, and;
4. The materials used for the addition must be the same as the existing structure to ensure architectural continuity.

GENERAL COMMENTS:

The applicant is applying for a Major Amendment to a Conditional Use Permit (formally known as Use on Review) for this property. In 1997 a Use on Review was approved, with stipulations, to allow garages and accessory structures in excess of 1,000 square feet. The applicant is proposing to add five feet, zero inches by twenty feet, nine inches on the south side of an existing accessory structure measuring twenty feet, nine inches by thirty-six feet, zero inches. There is currently one other accessory structure measuring 192 square feet in size on the property along with an attached garage measuring 1,032 square feet in size. There is also a 2,040 square foot single family residence on the property. The proposed addition plus the existing attached garage and accessory structures would total 2,074.75 square feet which is greater than the allowed 30% of the gross floor area of the residence, and larger than the allowed 1500 square feet for accessory structures. Also, the attached garage with both accessory structures and the proposed addition would have a larger footprint than the existing single family residence.

STAFF REVIEW:

Staff has reviewed this request for a Major Amendment to a Conditional Use Permit as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Urban Planning:

The plans submitted do not indicate the type of materials to be used in construction of the addition. Elevation drawings should be submitted, for review and approval, indicating the materials to be used on the addition, to ensure architectural continuity with the existing structure.

Staff recommends approval of the Major Amendment to the Conditional Use Permit with the above stated stipulations.