

STAFF REPORT
August 21, 2008

No. 08PD040 - Major Amendment to a Planned Residential Development to allow an oversized garage **ITEM 9**

GENERAL INFORMATION:

APPLICANT/AGENT	Lage Construction One
PROPERTY OWNER	Linda Rudstrom
REQUEST	No. 08PD040 - Major Amendment to a Planned Residential Development to allow an oversized garage
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Block 1 of the Villaggio at Golden Eagle, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.49 acres
LOCATION	East of Villaggio Lane between Golden Eagle Drive and Montebello Court
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development Designation)
South:	Low Density Residential District (Planned Development Designation)
East:	Low Density Residential District (Planned Development Designation)
West:	Low Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	7/24/2008
REVIEWED BY	Jared Ball / Ted Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to allow an oversized garage be approved with the following stipulations:

1. Prior to Planning Commission approval the applicant must submit a detailed description of access through the gate during an emergency; and,
2. Prior to the issuance of a building permit the applicant must file a miscellaneous document with the register of deeds indicating that the garage will be used for residential

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purposes only.

GENERAL COMMENTS: The property is located at 5832 Villaggio Lane. The property is zoned Low Density Residential District with a Planned Residential Development. The adjacent properties to the north, south, east and west are zoned Low Density Residential District with a Planned Residential Development. The surrounding property will be used for single family residences. The applicant is currently constructing a house and is proposing to construct an attached four car garage and a basement storage area that will be 2,611 square feet in area.

On April 29, 2008 the applicant received Exceptions to allow a 45 foot wide driveway in lieu of 20 feet along Villaggio Lane, to allow two driveways to one residence and to reduce the minimum required separation distance between driveway and intersection from 50 feet to 42 feet.

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 garage is being constructed in conjunction with the home that is being built on the property and 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 vehicles and the storage of a Recreational Vehicle.

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

The residential structure with an attached garage is being built on two lots that have three street frontages and is in compliance with required setbacks. The location of the structure will not negatively affect the surrounding residential properties and will not require additional landscaping or screening.

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 a site plan and elevation drawings for the proposed single family residence and attached garage. The elevations that were submitted indicate that the garage is 33 feet in height. As previously mentioned, the oversized garage is being

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constructed in conjunction with the single family residence on the property. The plans that were submitted identify the garage as matching the façade of the 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.

Staff has also reviewed this Use on Review request with respect to all other applicable requirements and has noted the following concerns:

Gate Details: The plans that were submitted for this project show a wrought iron gate across the entrance of the property. Staff received comments from the Fire Department requesting details regarding the gate. In particular, the Fire Department is concerned with emergency access to the property through the gate. As such, prior to Planning Commission approval the applicant must submit a detailed description of access through the gate during an emergency for the Department's review and approval.

Notification: As of this writing, the sign has been posted on the property, but the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the August 21, 2008 Planning Commission meeting if the receipts from the certified mailings have not been returned.