

STAFF REPORT

July 21, 2011

No. 11PD029 - Initial and Final Residential Development Plan to allow an oversized garage **ITEM 2**

GENERAL INFORMATION:

APPLICANT	Tracy Parris
PROPERTY OWNER	Tracy Parris
REQUEST	No. 11PD029 - Initial and Final Residential Development Plan to allow an oversized garage
EXISTING LEGAL DESCRIPTION	Lots 2-6 of Tittle Springs Subdivision located in the NE1/4 SW1/4 of Section 18, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.57 acres
LOCATION	6201 Magic Canyon Road
EXISTING ZONING	Flood Hazard District - Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District (Pennington County)
East:	Flood Hazard District - Suburban Residential District (Pennington County)
West:	Flood Hazard District - Park Forest District
PUBLIC UTILITIES	Private water/ Rapid Canyon SSD
DATE OF APPLICATION	6/24/2011
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Initial and Final Residential Development Plan to allow an oversized garage be approved with the following stipulations:

1. Prior to issuance of a Building Permit, revised plans showing the location of sanitary sewer lines shall be submitted for review and approval;
2. Prior to issuance of a Building Permit, the applicant shall file a Covenant Agreement with the Register of Deeds showing that the garage will only be used for residential purposes and a copy of the recorded document submitted to the Growth Management Department;
3. Prior to issuance of a Building Permit, a Developmental Lot Agreement for Lots 2 through 6 shall be recorded with the Register of Deeds and a copy of the recorded document shall be submitted to the Growth Management Department;
4. Prior to issuance of a Building Permit, the applicant shall demonstrate compliance with all applicable provisions of the currently adopted International Fire Code;

STAFF REPORT

July 21, 2011

No. 11PD029 - Initial and Final Residential Development Plan to allow an oversized garage ITEM 2

5. A Building Permit shall be obtained prior to construction and a Certificate of Occupancy shall be obtained prior to occupancy;
6. The proposed structure shall conform architecturally to the plans, elevations, and color palette approved as a part of this Planned Residential Development. Revisions to the design of the structure that the Growth Management Director determines to be consistent with the original approved elevations shall be allowed as a Minimal Amendment to the Planned Residential Development.
7. An Exception is hereby granted for an accessory structure with a height of 28 feet, rather than the 15 feet allowed by the regulations;
8. This Planned Residential Development shall allow the construction of an oversized garage with a cumulative area of not more than 5,156 total square feet rather than the 1,500 square feet allowed by regulations. Expansion or modification of the single-family home on site shall not require an Amendment to the Planned Residential Development. Expansion or modification of the proposed garage shall require an Amendment to the Planned Residential Development; and
9. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: On June 23, 2011, the applicant submitted a request for an Initial and Final Planned Residential Development. In particular, the applicant is proposing to construct an oversized garage on the property.

The property was annexed into the City Limits of Rapid City in 1973. In 1974, the northern-most portions of the lots were zoned Flood Hazard District. The balance of the lots were zoned Park Forest District. The existing buildings on site were built in 1988. In 2005, the applicant withdrew a request for an oversized garage prior to City Council consideration. In 2006, portions of the lots were rezoned from Flood Hazard District to Park Forest District.

The land is located at 6201 Magic Canyon Road, approximately 700 feet south of S.D. Highway 44. Currently a single-family home and detached garage are located on the property.

STAFF REVIEW: Staff has reviewed the Initial and Final Planned Residential Development and has noted the following considerations:

Flood Plain Elevation: The applicant's site plan shows that the proposed garage is located outside the Flood Hazard District. The elevation of the first floor above the garage has been noted at 3,459 feet. The base flood elevation has been noted at 3,449 feet. Because the garage floor elevation is 10 feet above the base flood elevation, a Flood Plain Development Permit or a Flood Plain Elevation Certificate is not required.

Site Plan: The applicant's site plan does not show the location of sanitary sewer lines. Prior to issuance of a building permit, revised plans must be submitted which show the location of sanitary sewer lines as required.

STAFF REPORT

July 21, 2011

No. 11PD029 - Initial and Final Residential Development Plan to allow an oversized garage ITEM 2

Use: The applicant has indicated that the garage will be used for vehicle and household storage. The second story of the garage is to be an unfinished family recreation area. These proposed uses are permitted in a Park Forest District. The applicant should be aware that the proposed structure may not be used for commercial activities. Prior to the issuance of a Building Permit, the applicant must file a Covenant Agreement with the Register of Deeds indicating that the garage will only be used for residential purposes and a copy must be submitted to the Growth Management Department.

Developmental Lot Agreement: The proposed structure will be located on more than one lot. As such, a Developmental Lot Agreement is required. Prior to issuance of a building permit, a Developmental Lot Agreement for Lots 2 through 6 must be recorded with the Register of Deeds and a copy must be submitted to the Growth Management Department.

Fire Requirements: The proposed structure is located within a high wildfire hazard area. Additionally, access to the property is limited due to topography and the length of the driveway. As such, the Fire Department requires that the proposed building be protected by an approved residential sprinkler system and that all construction materials and landscaping be fire resistant. Therefore, prior to issuance of a building permit, the applicant must demonstrate compliance with all applicable provisions of the currently adopted International Fire Code.

Structural Design: The applicant has indicated that the structure will be a two story building with a flat roof. The color of the structure will reflect the surrounding natural environment. Staff recommends that the proposed structure conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Planned Residential Development. Revisions to the design of the structure that the Growth Management Director determines to be consistent with the original approved elevations may be allowed as a Minimal Amendment to the Planned Residential Development.

Buffering: The location of the proposed structure is buffered from neighboring properties and from S.D. Highway 44. In particular, the geography of the site serves to buffer the proposed structure, as the height and slope of the hillside behind the proposed location is much higher than the proposed structure, which has the effect of mitigating the height and frontage of the garage. In addition, the existing single-family structure located on the site has a higher elevation, and thus a greater profile on the hillside than the proposed structure. It appears that the existing terrain and geographic features of the property will serve to adequately buffer the proposed oversized garage from the neighboring properties.

Building Size: Plans indicate that the proposed structure will have approximately 5,156 square feet of gross floor area. This is larger than the maximum 1,500 square feet allowed by regulation. Additionally, plans show that the proposed structure will be approximately 27.5 feet tall. The maximum allowable height for an accessory structure in a Park Forest District is 15 feet. Geography and the natural buffering around the proposed building site appears to mitigate the effects of a taller structure. As such, an Exception could be granted for a building measuring 28 feet tall rather than the allowable 15 feet.

STAFF REPORT

July 21, 2011

No. 11PD029 - Initial and Final Residential Development Plan to allow an oversized garage **ITEM 2**

Notification Requirements: The receipts from the certified mailing requirements have been submitted to the Growth Management Department. As of this writing, the green cards have not been returned. A notification sign has been posted on the property. To date, staff has not received any inquiries regarding this request.

Staff recommends the Planned Residential Development be approved with the stipulations noted above.