

STAFF REPORT  
October 9, 2014

---

**No. 14PD030 - Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area** **ITEM 7**

---

GENERAL INFORMATION:

APPLICANT	Shruald and Nancy Swedlund
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	Shurald and Nancy Swedlund
REQUEST	<b>No. 14PD030 - Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area</b>
EXISTING LEGAL DESCRIPTION	Lot 1R of Tract B, Springbrook Acres, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.5 acres
LOCATION	At the current terminus of Villagio Lane
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Low Density Residential
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:	General Agricultural District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	September 12, 2014
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area be approved with the following stipulations;

1. An Exception is hereby granted to increase the permitted amount of garage/storage space on the property from 2,653 square feet to 6,413 square feet;

STAFF REPORT  
October 9, 2014

---

**No. 14PD030 - Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area** **ITEM 7**

---

2. A building permit shall be obtained prior to construction. A certificate of completion shall be obtained prior to occupancy;
3. An air quality construction permit shall be obtained prior to disruption of one acre of earth or greater;
4. Prior to issuance of a building permit, signed and sealed final construction plans shall be submitted. In particular, plans shall include construction details of the public water and sewer main extensions designed with a horizontal alignment in order to accommodate a future collector street;
5. Prior to issuance of a building permit, the applicant shall confirm that adequate fire flows are available on the property. If the required fire flows are not available, plans shall be revised to show that an approved residential fire sprinkler protection system is being provided;
6. Prior to issuance of a building permit, the applicant must coordinate with the Fire Department regarding the length, width, and potential turnaround required for the proposed private driveway. In addition, the applicant shall coordinate with the Rapid City Fire Department to conduct a review of the property and discuss design and fuels mitigation practices consistent with the Rapid City Fire Department Survivable Space initiative guidelines. All requirements of the International Fire Code shall be continually maintained;
7. All requirements of the Low Density Residential District shall be continually maintained unless specifically stipulated as a part of this Final Planned Development of a future Major Amendment to the Planned Development, and;
8. This Final Planned Development shall allow for development of a single family residence with an oversized garage and storage building. Uses permitted in the Low Density Residential District shall be permitted. Conditional uses in the Low Density Residential District shall require a Major Amendment to the Planned Development.

**GENERAL COMMENTS:** The applicant has submitted a request to allow the construction of a single-family residence with an oversized garage and storage space. The property located at the northern terminus of Villagio Lane is comprised of approximately 5.5 acres of property zoned Low Density Residential District. The applicant is proposing to construct an approximate 8,783 square foot single-family residence and 2,501 square foot attached garage with a separate 3,912 square foot storage shed. Based on the square footage of the primary residence, a total of 2,653 square feet of garage and storage space may be permitted on the property. A total of 6,413 square feet of garage and storage is being proposed, totaling an excess of 3,778 square feet of garage and storage on the property. As such, the applicant has requested this Final Planned Development.

The property is located on approximately 5.5 acres of property located at the northern terminus of Villagio Lane. The property is currently void of structural development.

**STAFF REVIEW:** Staff has reviewed the request for an Initial Planned Development pursuant to the requirements of Chapter 17.50.050.F(5) of the Rapid City Municipal Code and has noted the following considerations:

*There are certain conditions pertaining to the particular piece of property in questions because of its size, shape, or topography;*

STAFF REPORT  
October 9, 2014

---

**No. 14PD030 - Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area** **ITEM 7**

---

As noted previously, the property is comprised of approximately 5.5 acres of land zoned Low Density Residential District. Property to the north and east is zoned Low Density Residential District. Property to the south is zoned Low Density Residential District with a Planned Development. Property to the west is zoned General Agriculture District. Properties to the south continue to develop with single family residential uses. The property is comprised of hilly terrain with some tree cover. There are no special conditions pertaining to this property due to its size, shape, or topography.

*The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;*

Based on the size of the proposed single-family residence, a maximum of 2,635 square feet of garage and storage space would be permitted on the property. The applicant has requested a total of 6,413 square feet of garage and storage space be permitted. The application of these regulations to the property does not create a practical difficulty or undue hardship.

*Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations;*

The applicant has requested an Exception to increase the permitted amount of garage and storage space on the property from 2,653 square feet to 6,413 square feet. The proposed structures will meet all the building height, setbacks, and lot coverage requirements for the District. The property is located at the terminus of Villagio Lane and is comprised of 5.5 acres, or approximately 239,580 square feet. Prior to issuance of a building permit, final construction plans signed and sealed by a registered professional must be submitted. Final plans must include construction details of the public water and sewer main extensions designed with a horizontal alignment in order to accommodate a future collector street.

*A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;*

The Low Density Residential District is intended for single family residences and accessory structures. The proposed residence, garage, and storage have total square footage of approximately 15,196 square feet. A literal interpretation of this chapter would not deprive the applicant of rights that others in the same district are allowed.

*Any adverse impacts will be reasonably mitigated;*

The Rapid City Fire Department has noted that the proposed development will require a minimum fire flow of 3,000 gallons per minute. Please note that prior to issuance of a building permit, the applicant must confirm that adequate fire flows are available on the property. If the required fire flows are not available, an approved residential fire sprinkler protection system will be required.

Fire Department staff has noted that a minimum 20 foot wide emergency vehicle access is

STAFF REPORT  
October 9, 2014

---

**No. 14PD030 - Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area** **ITEM 7**

---

typically required. However, the Fire Department may support a reduced width for a private driveway. Prior to issuance of a building permit, the applicant must coordinate with the Fire Department regarding the length, width, and potential turnaround required for the proposed access.

Fire Department staff has noted that this property is located within a wild land fire hazard area. The Fire Department requires that prior to issuance of a building permit, the applicant coordinate with the Rapid City Fire Department to conduct a review of the property and discuss design and fuels mitigation practices consistent with the Rapid City Fire Department Survivable Space initiative guidelines. All requirements of the International Fire Code shall be continually maintained.

Transportation Planning staff has noted that the City's Major Street Plan shows a proposed collector street located on the property in the approximate location of the existing driveway. Staff has noted that at the time that the property is platted, the collector street will need to be built to City street standards. However, platting is not required as a part of this request. The applicant should note that an accessory structure may not be located on a residentially zoned property without a primary residential structure. As such, if the future platting of the property should result in the shed being located on a separate property, then the shed must be removed or a primary residential structure must be located on the same property.

Emergency Services staff has note that the proposed layout of the site in combination with the location of the access to the property creates the appearance that the two structures are unrelated. As such, Emergency Services and Rapid City Fire Department staff have noted that at the time that a building permit is submitted for the property, both structures must be addressed separately with Villagio Lane addresses.

*The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objectives of the existing standard sought to be modified;*

The requested Exception to allow an oversized garage and storage space will allow for development of a single-family residence with an attached garage as well as a separate accessory storage building. The applicant should be aware that the garage and accessory structure may not be utilized for commercial uses. With the exception of the total square footage of the garage and storage space proposed for the property, the proposed single family residence is in compliance with all the requirements of the Rapid City Municipal Code. The proposed garage and storage space totals 6,413 square feet, which is less than the proposed 8,783 square foot residence. The stipulations of approval for this Planned Development will ensure that the property owner coordinates development of the property with the Rapid City Fire Department to address concerns with fire fuels mitigation. For these reasons, staff recommends that the Final Planned Development to allow a single-family residence with an oversized garage and storage space be approved with the stipulations noted above.

Notification Requirements: The letters of notification have been returned to Community Planning and Development Services for mailing. The sign has been picked up. However,

STAFF REPORT  
October 9, 2014

---

**No. 14PD030 - Final Planned Development Overlay to allow a single-family residence with an over-sized garage and storage area**      **ITEM 7**

---

as of this writing staff has not confirmed that the sign has been posted on the property. Staff will inform the Planning Commission at the October 9, 2014 Planning Commission meeting if this requirement has not been met. As of this writing, there have been no inquiries into the proposed Final Planned Development.