



Rapid City Planning Commission

Final Planned Development Overlay Project Report

August 6, 2015

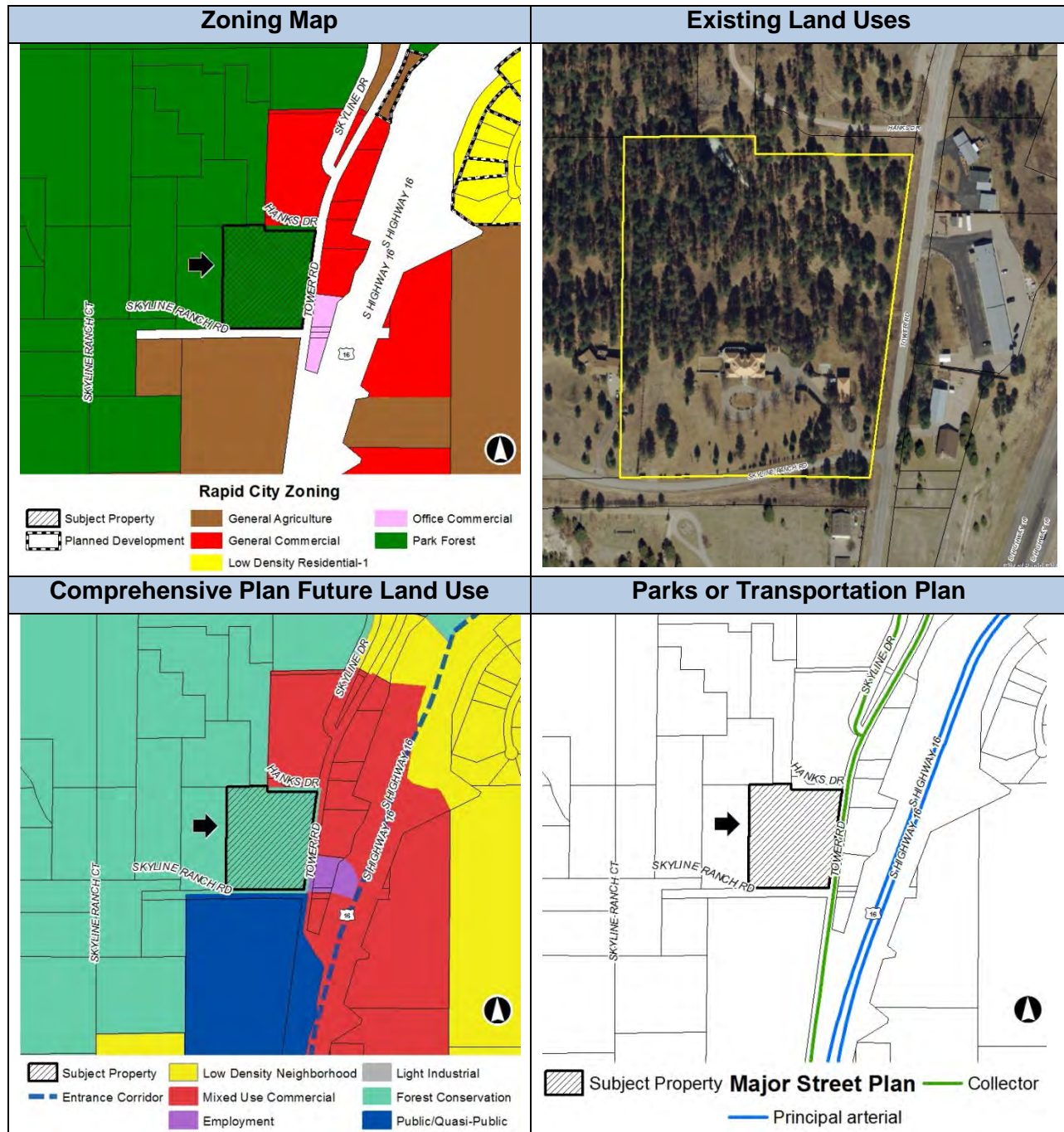
Applicant Request(s)
Case # 15PD024 – Final Planned Development Overlay to allow an oversized garage and to allow a second residence as a guest house
Companion Case(s)

Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below.

Project Summary Brief	
The applicant has submitted a Final Planned Development Overlay application to allow an oversized garage and to allow a second residence as a guest house. In particular, the applicant is proposing to construct two new storage structures on the property: a 14 foot by 24 foot structure and a 34 foot by 60 foot structure. The proposed structures are for the storage of recreational vehicles, lawn care equipment, and a woodworking shop. A maximum of 1,500 square feet of private garage space is allowed on a residential property. There is an existing 1,300 square foot drive under garage attached to the primary residence and an existing two-story guest house with 495 square feet of storage space on the first level and 1,316 square feet of living space on the second level. With the two proposed structures the total square footage of private storage space is 4,120 square feet. The second residence is an existing two-story structure which has not previously been reviewed. The applicant has indicated that the structure serves as a guest house and is not for rent.	
Applicant Information	Development Review Team Contacts
Applicant: Jay White	Planner: Fletcher Lacock
Property Owner: Jay White	Engineer: Ted Johnson
Architect: NA	Fire District: Tim Behlings
Engineer: NA	School District: NA
Surveyor: NA	Water/Sewer: Ted Johnson
Other: NA	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1640 Skyline Ranch Road
Neighborhood	U.S. Highway 16
Subdivision	Section 14, T1N, R7E
Land Area	10.96 acres
Existing Buildings	6,037 square feet
Topography	The south side of the property is relatively flat with buildable areas. The north side of the property is hilly and heavily wooded.
Access	Skyline Ranch Road
Water Provider	Private Well
Sewer Provider	Septic
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	NA

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PF	Forest Conservation	Two story dwelling and a two story detached guest house
Adjacent North	PF and GC	Forest Conservation and MUC	Single-family dwellings
Adjacent South	GA	P/QP	Pine Lawn Memorial Park
Adjacent East	GC and OC	MUC and EC	Single-family dwelling - hotel
Adjacent West	PF	Forest Conservation	Single-family dwellings



Relevant Case History			
Case/File#	Date	Request	Action
NA			
Relevant Zoning District Regulations			
Park Forest District	Required	Proposed	
Lot Area	3 acres	10.96 acres	
Lot Width	100 feet	580 feet	
Maximum Building Heights	2.5 stories or 35 feet	Two stories	
Maximum Density	25%	1.6%	
Minimum Building Setback:			
• Front	20 feet	164 feet	
• Rear	50 feet / 20 feet for accessory structures	367.6 feet	
• Side	30 feet / 40 feet for accessory structures	40.6 feet	
• Street Side	25 feet from Tower Road	76 feet	
Minimum Landscape Requirements:			
• # of landscape points	NA	NA	
• # of landscape islands	NA	NA	
Minimum Parking Requirements:			
• # of parking spaces	Two parking spaces	In compliance	
• # of ADA spaces	NA	NA	
Signage	One square foot	None proposed	
Fencing	None required	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Final Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is approximately 10.96 acres in size and the minimum required lot size in the Park Forest District is three acres. The applicant is proposing to construct two additional structures on the property. The existing and proposed structures are located on the southern third of the property which is relatively flat. The northern two-thirds of the property is hilly and heavily wooded.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Park Forest District. Single-family dwellings are permitted uses and oversized garages are identified as a conditional use. The maximum allowed size of private garages in the Park Forest District is 1,500 square feet of storage space. The applicant is proposing a total of 4,120 square feet. In addition, the applicant is requesting that an existing second residence be allowed as a guest house.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the	The applicant is requesting an existing second residence located on the property to be allowed as a guest house. The applicant has stated that the structure is not for rent and a restrictive covenant exists that allows the use of the



purposes and intent of these regulations:	development of the property for a single-family dwelling.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	The applicant has submitted sample elevations of the proposed storage buildings which will be used for the storage of recreational vehicles, landscape and lawn care supplies, and a woodworking shop. The proposed structures meet the setback requirements and will be designed to meet the neighborhood character. The topography and vegetation on the property will also provide a significant buffer from adjacent properties.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	The applicant is requesting to allow an existing second residence as a guest house. The use is currently non-conforming in the district. The applicant has stated that the structure is not for rent and a restrictive covenant exists on the property restricting the use to a single-family dwelling. It does not appear that the proposed use has had a negative impact on the neighborhood.

Staff has also reviewed the proposed use with respect to Chapter 17.54.030(E) and Chapter 17.08.030 of the Rapid City Municipal Code and has noted the following issues:

The applicant is requesting to allow an oversized garage on the subject property which is identified as a conditional use in the Park Forest District. In particular, the applicant is proposing to construct two structures measuring 14 feet by 24 feet and 34 feet by 64 feet in size. The maximum allowed square footage for private accessory buildings and storage is 1,500 square feet. With the existing attached drive-under garage and the attached garage with the second residence, the total area of private storage space will be 4,120 square feet in size. The applicant has stated that the proposed structures will be used for storage of recreational vehicles, lawn care equipment, and a woodworking shop. The proposed structures will not be used for commercial purposes. In addition, the proposed structures are in compliance with setback requirements and will be designed to match the residential character of the neighborhood. The topography of the property and the existing vegetation will serve as a buffer from adjacent properties. For the above reasons, staff recommends that the requested oversized garage be approved.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial

In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
	NA
	A Vibrant, Livable Community
LC-1.1E	Context-Sensitive Design: The applicant has indicated that the design of the proposed sheds will match the existing structures on the property with similar color and design including a hip roof design. The siding will have brick-faced accents. In addition, the smaller shed will include a tiled roof matching the

	existing residence.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-2.1B	Wildfire Awareness and Preparedness: The Rapid City Fire Department has indicated that a wildfire mitigation project has been completed on the property. The Fire Department recommends that continued maintenance be provided to ensure the effectiveness of the original mitigation project.
	Efficient Transportation and Infrastructure Systems
TI-2.1E	Access Management Planning: The applicant is proposing a second approach from Skyline Ranch Road to the larger proposed storage shed. The second approach meets spacing requirements. In addition, the property abuts Tower Road which is identified as a Collector Street on the City's Major Street Plan. The applicant is not proposing any approaches from Tower Road.
	Economic Stability and Growth
	NA
	Outstanding Recreational and Cultural Opportunities
	NA
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Final Planned Development Overlay requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Forest Conservation
Design Standards:	
NA	The Forest Conservation District identifies a minimum of three acre lots with a secondary use of large-lot single-family dwellings. The subject property is 10.96 acres in size and is developed with a single-family dwelling. The proposed over-sized garage and second residence as a guest house is in keeping with the identified characteristics of the district by emphasizing conservation of natural areas by focusing development on the southern third of the property.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16
Neighborhood Goal/Policy:	
NA	The property is located in the U.S. Highway 16 neighborhood area. It does not appear that the proposed Final Planned Development Overlay is in conflict with the goals and policies of the district.

Findings
Staff has reviewed the Final Planned Development Overlay to allow an oversized garage and to allow a second residence as a guest house pursuant to Chapter 17.50.050(F)5, Chapter 17.08, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. It appears that the requested Final Planned Development Overlay will have a minimal impact on adjacent properties and will serve to ensure that the existing and proposed development on the property maintains the characteristics of the neighborhood and the goals and policies of the Comprehensive Plan.

Planning Commission Recommendation and Stipulations of Approval
Staff recommends that the Final Planned Development Overlay to allow an oversized garage and to allow a second residence as a guest house be approved with the following stipulations:
1. An Exception is hereby granted to allow an oversized garage of 4,120 square feet in lieu of the maximum 1,500 square feet; and,
2. The Final Planned Development Overlay shall allow an oversized garage and shall allow a second residence as a guest house. The proposed storage structures shall not be used for commercial purposes or as a second residence. In addition, the sheds shall not be used as a rental unit. Any change in use that is a permitted use in the Park Forest District shall require a building permit. Any change in use that is a Conditional Use in the Park Forest District shall require the review and approval of a Major Amendment to the Planned Development.