



Rapid City Planning Commission

Conditional Use Permit Project Report

April 7, 2016

Item #12
Applicant Request(s)
Case # 16UR005 – Conditional Use Permit to allow an over-sized garage
Companion Case(s) # N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit be approved with the stipulation(s) noted below

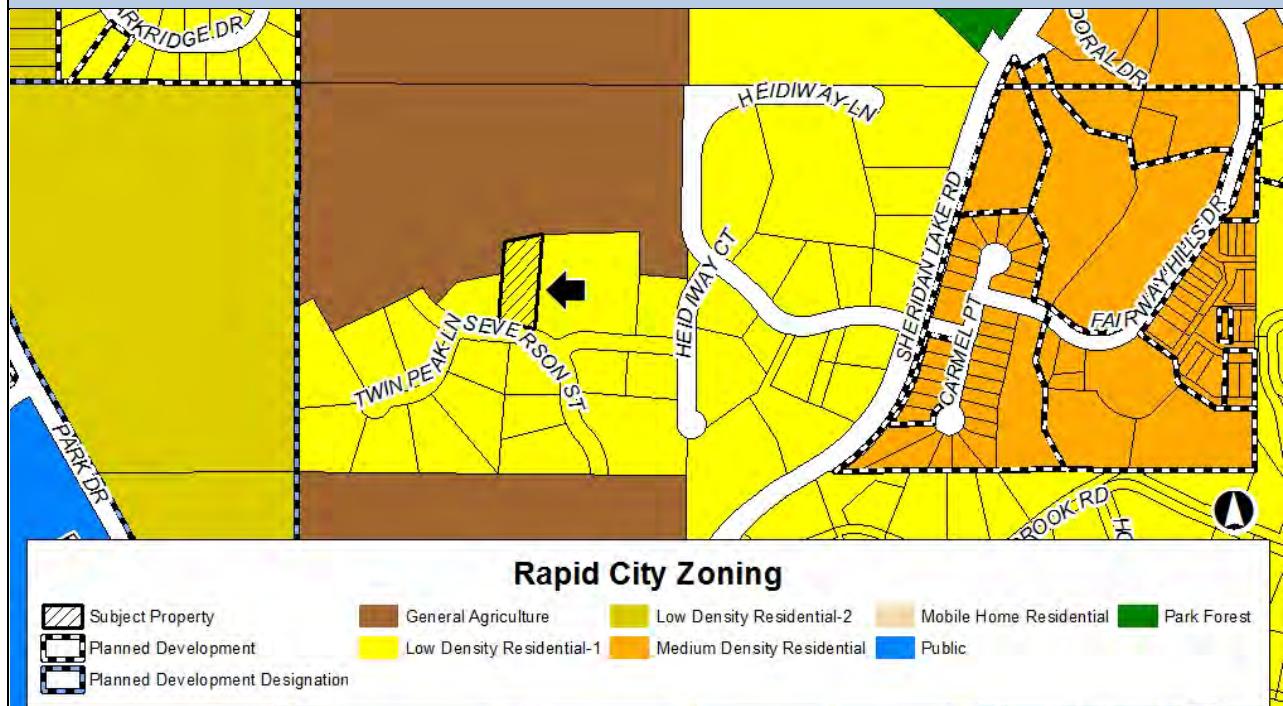
Project Summary Brief	
<p>The applicant has submitted a Conditional Use Permit to allow an over-sized garage. In particular, the applicant is proposing to construct a single-family dwelling with a two level attached garage. Each level of the garage is 1,109 square feet in size for a total of 2,218 square feet. The applicant is requesting to allow a garage 2,218 square feet in size in lieu of the maximum allowed 1,500 square feet. The upper level garage is accessed from the driveway and the lower level garage is located from a door on the north side of the attached garage. The applicant has stated that the garage will not be used for commercial purposes or as a second residence. The applicant has also submitted an elevation drawing identifying that the dwelling and attached garage will be constructed of stone, cedar and steel siding with a steel panel roof.</p>	
Development Review Team Contacts	
Applicant: Brad Hammerbeck	Planner: Fletcher Lacock
Property Owner: Bradley and Jennifer Hammerbeck	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	4150 Severson Street
Neighborhood	Sheridan Lake Road
Subdivision	Dunham Estates
Land Area	0.91 acres (39,640 square feet)
Existing Buildings	Building Permit has been issued for a single-family dwelling approximately 3,058 square feet in size
Topography	Property slopes from the south to north with a drop in elevation of 36 feet
Access	Severson Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

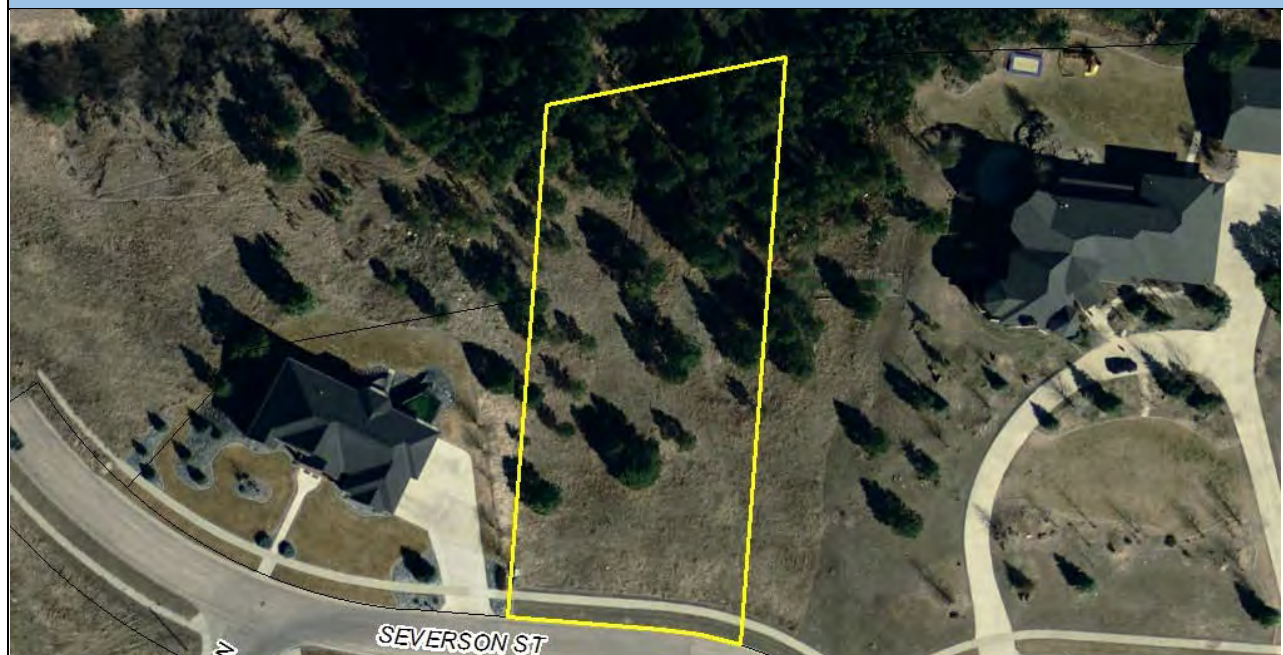
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	LDN	Single-family dwelling under construction
Adjacent North	GA	LDN	Void of structural development
Adjacent South	LDR	LDN	Single-family dwelling
Adjacent East	LDR	LDN	Single-family dwelling
Adjacent West	LDR </td <td>LDN</td> <td>Single-family dwelling</td>	LDN	Single-family dwelling

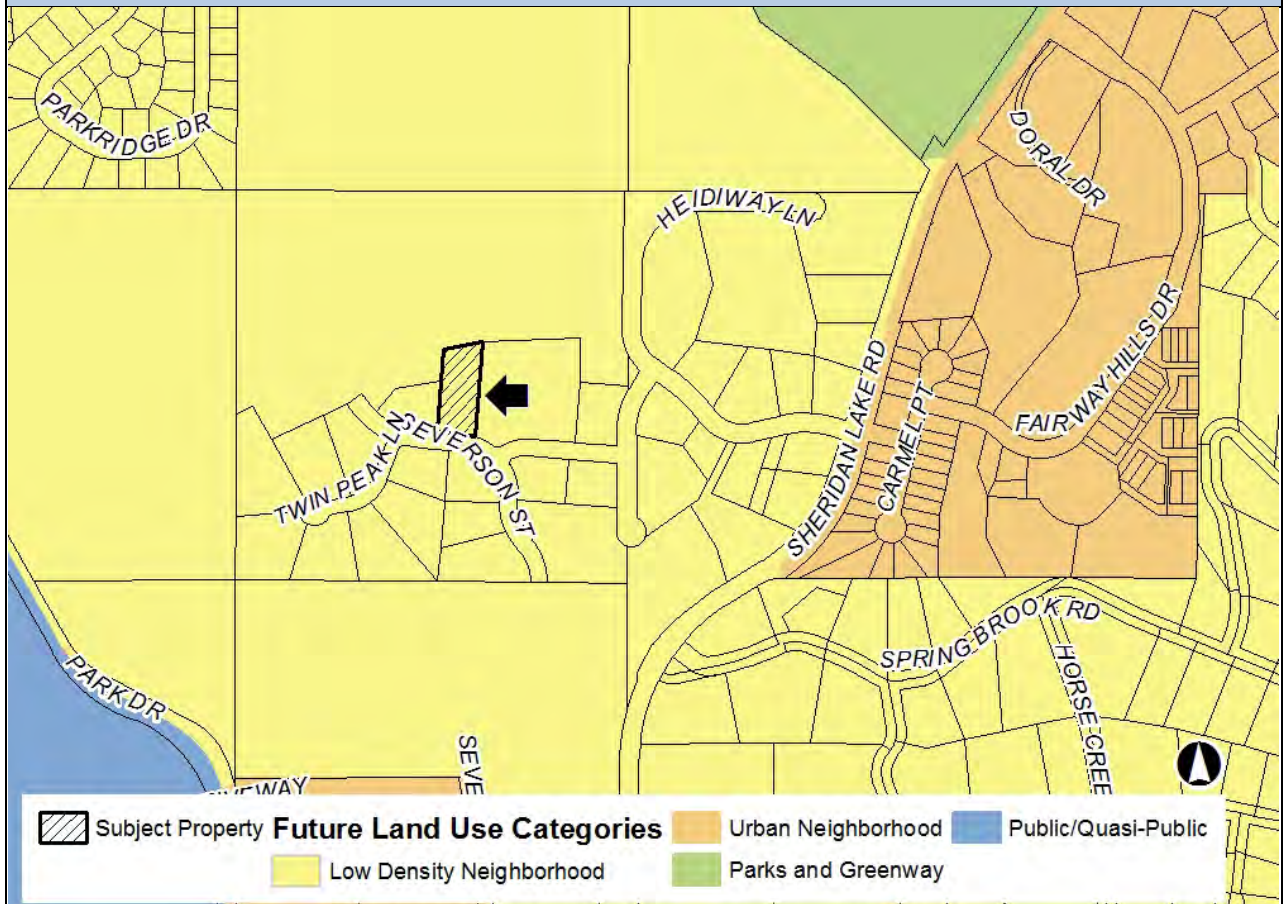
Zoning Map



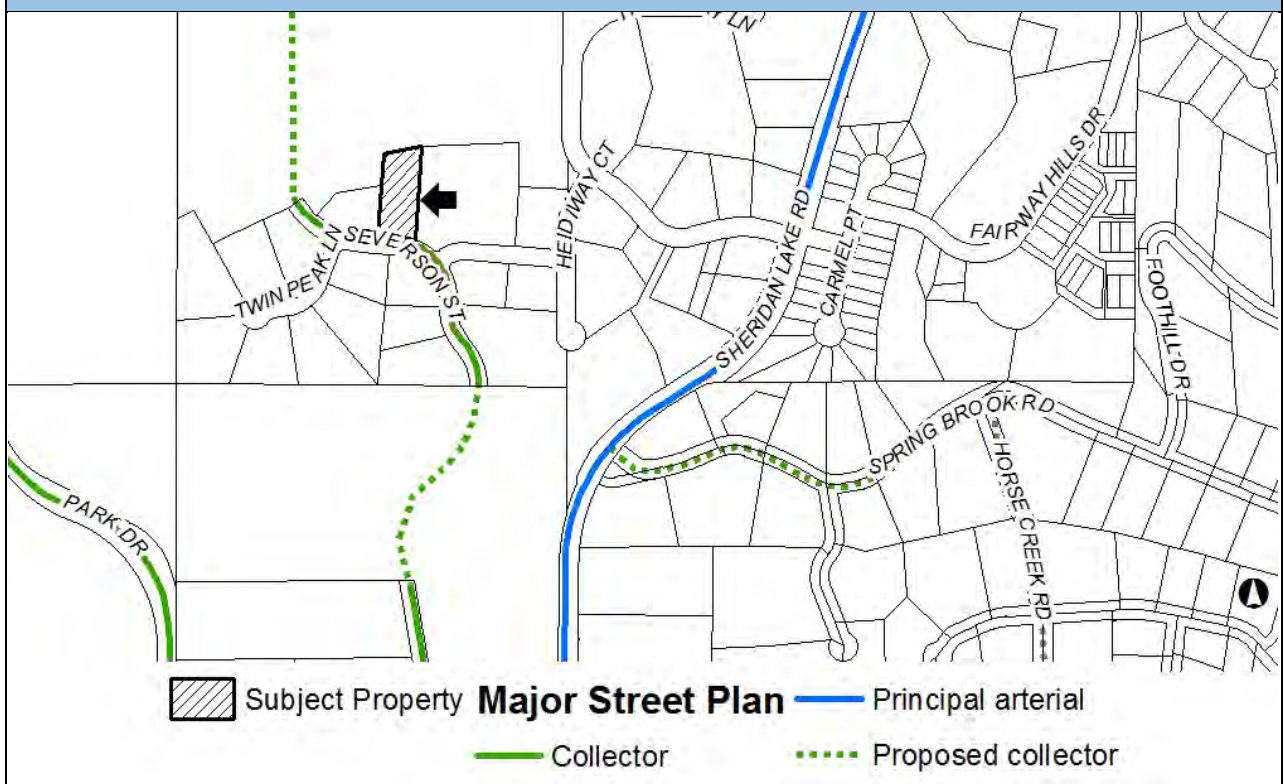
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	39,640 square feet	
Lot Frontage	Minimum 50 feet at the front building line	Approximately 130 feet	
Maximum Building Heights	2.5 stories, 35 feet	Two stories	
Maximum Density	30%	7.7%	
Minimum Building Setback:			
• Front	20 feet	32 feet	
• Rear	25 feet to primary structure / 5 feet to accessory structures	Approximately 200 feet	
• Side	8 feet	37 feet from west property line / 25 feet from east property line	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	2	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	No signage proposed	
Fencing	Pursuant to RCMC	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.10.030 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow an over-sized garage	
1. The proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood:	The applicant is proposing to construct a single-family dwelling with an attached garage. The garage is split into two levels with 1,109 square feet on each level. The lower garage is accessed from the north side of the structure. The applicant has indicated that the garage is intended for storage of sporting vehicles and recreational gear. All requirements of the Zoning Ordinance are being met. The applicant has also submitted elevations demonstrating that the garage is being constructed with the same character of the residential structure.
2. The proposed garage shall be used for residential purposes incidental to the principal use of the property:	As noted above, the applicant has stated that the garage is not intended for commercial purposes and is intended for storage of sport vehicles and recreational gear.
3. Landscaping or fencing may be required to screen the garage from neighboring properties:	The site plan identifies that the lower garage will be accessed from the north side of the attached garage. The doors do not face the neighboring property and it does not appear that the location will have a negative impact on the neighboring property to the east. The upper level garage is access from the driveway off of Severson Street.
4. The applicant submits a site	The applicant has submitted an elevation drawing

plan with elevation drawings in addition to information on what types of building materials will be used for the garage:	identifying that the dwelling and attached garage will be constructed of stone, cedar and steel siding with a steel panel roof.
Staff has also reviewed the proposed over-sized garage with respect to Chapter 17,54.030(E) of the Rapid City Municipal Code and has noted the following issues:	
1. The location, character and natural features of the property:	The property is located at 4150 Severson Street. The applicant has obtained a Building Permit to construct a single-family dwelling with an attached garage. The property slopes from south to north.
2. The location, character and design of adjacent buildings:	Properties to the east, west, and south are developed with single-family dwellings. The property to the north is currently void of any structural development.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any additional landscaping or fencing. The proposed attached garage will have doors facing east for the upper level and facing north for the lower level.
4. Proposed vegetation, topography and natural drainage:	The applicant has submitted a landscape plan identifying the use of grass and natural vegetation on the property. There are existing trees located on the north side of the property. The proposed structure does not encroach into any drainage easements.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access is from Severson Drive which is identified as a Collector Street on the City's Major Street Plan. Property line sidewalk is located along Severson Street.
6. Existing traffic and traffic to be generated by the proposed use:	It is not anticipated that a single-family dwelling will generate significant traffic.
7. Proposed signs and lighting:	The applicant is not proposing any signage. Typical lighting for a dwelling will be installed. The applicant should be aware that all outdoor lighting must continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Low Density Residential District. A single-family dwelling with an attached garage is a permitted use in the district. An over-sized garage is a conditional use in the district.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed single-family dwelling with an attached over-sized garage is in compliance with all area regulations except for the garage size.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	It does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution.
12. The degree to which	The stipulations of approval will ensure that the proposed

conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	over-sized garage will maintain the residential character of the neighborhood and will not be used for commercial purposes.
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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
BPG-1.1A	Compact Growth: The property is located adjacent to Severson Street with existing paved streets, sidewalk, and public utilities.
	A Vibrant, Livable Community
LC-1.1A	Innovative Design: The applicant is proposing to construct an attached garage with two levels which is an innovative design feature that maximizes the use of the property.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: Severson Street is identified as a Collector Street on the City's Major Street Plan. The property is zoned Low Density Residential District and an over-sized garage is a conditional use in the district.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Conditional Use Permit 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 Conditional Use Permit 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):	Low Density Neighborhood
Design Standards:	
N/A	The property is zoned Low Density Residential District and an over-sized garage is identified as a conditional use in the district. The applicant has stated that the

garage will be used for residential purposes.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter
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Neighborhood: Sheridan Lake Road

Neighborhood Goal/Policy:

SLR-NA1.1B	Residential Growth: The property is located along the north side of Severson Street in a residential development with paved streets, sidewalks, and access to public water and sewer.
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Findings

Staff has reviewed the Conditional Use Permit to allow an over-sized garage pursuant to Chapter 17.10.030 and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The property has access to existing public infrastructure and has an innovative design that will enhance the residential character of the neighborhood. The applicant has indicated that the garage will not be used for commercial purposes and is intended for recreational storage incidental to the primary residence.
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Planning Commission Recommendation and Stipulations of Approval
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Staff recommends that the Conditional Use Permit to allow an over-saized garage be approved with the following stipulation:

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| 1. | An Exception is hereby granted to allow an over-sized garage of 2,218 square feet in lieu of the maximum 1,500 square feet; |
| 2. | The proposed over-sized attached garage shall be constructed with stone, cedar and steel siding as shown on the applicant's submitted elevation designs; and, |
| 3. | The Conditional Use Permit shall allow for an over-sized garage for the property. The garage shall not be used for commercial purposes or as a second residence. In addition, the garage shall not be used as a rental unit. Any change in use that is a permitted use in the Low Density Residential District shall require a building permit. Any change in use that is a Conditional Use in the Low Density Residential District shall require the review and approval of a Major Amendment to the Conditional Use Permit. |