

STAFF REPORT

June 29, 2000

PCD #00PD024 - Major Amendment to a Planned Commercial Development to allow outdoor seating and to reduce the number of off street parking spaces

ITEM 37

GENERAL INFORMATION:

PETITIONER	Don Wrede for Canyon Lake Chophouse
REQUEST	PCD #00PD024 - Major Amendment to a Planned Commercial Development to allow outdoor seating and to reduce the number of off street parking spaces
LEGAL DESCRIPTION	Lots D, E, F, G and K of Kashmir Subdivision located in the NE1/4 SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.46 Acres
LOCATION	2720 Chapel Lane - Canyon Lake Chophouse
EXISTING ZONING	General Commercial (PCD)
SURROUNDING ZONING	
North:	Flood Hazard
South:	General Commercial-General Commercial (PCD)
East:	Flood Hazard
West:	Flood Hazard
PUBLIC UTILITIES	Chapel Valley Water and Dark Canyon Sanitary Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development to allow outdoor seating be approved with the following stipulations:

Rapid City Planning Department Recommendations:

1. A maximum of 1,450 square feet of outdoor seating area shall be used. Prior to City Council, the applicant shall provide a site plan identifying the area that will be used for outdoor seating;
2. The four (4) parking spaces located along the alley shall be designated for employees only and the parking leased from the laundromat shall be for employees only; and,
3. The outdoor seating area shall be closed by 10:00 p.m..

GENERAL COMMENTS: On August 18, 1997 the City Council approved a Major Amendment to a Planned Commercial Development to allow a 9,300 square foot restaurant and on-sale liquor

STAFF REPORT

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ITEM 37

establishment. As part of that review, a patio area was identified along the lakeside of the restaurant. Off street parking for this outdoor area was not available on the site. As a result, the applicant's representative indicated that the area would be a waiting area only. At least one of the plans submitted for staff's review identified this area as an observation deck. As a result of the discussion at that time, a specific condition was attached to the approval requiring a Major Amendment prior to the use of the deck and patio area.

Parking was calculated based on the gross floor area of the restaurant without deck space. The original Staff report clearly indicated that if the applicant proposes to use any outdoor area they would be required to apply for an amendment to the Planned Commercial Development and provide additional off-street parking.

The applicant has submitted this request to allow a 3,000 square foot patio area to be used and reduce the number of off street parking spaces. In November of 1999, the City Council considered a proposal to allow the Canyon Lake Chophouse to construct a parking lot on City park land. It is Staffs understanding that the City Council action required the Canyon Lake Chophouse to provide all required off-street parking on the Canyon Lake Chophouse property. If that was accomplished, the City Council indicated they would consider the proposal to build a parking lot on park land.

STAFF REVIEW: Staff has reviewed the proposal and has noted the following concerns:

The applicant is proposing to construct seven additional parking spaces and lease ten additional parking spaces from the neighboring property owner. The neighboring property owner has extra parking spaces that could be leased. However, four spaces are also behind an existing cabin/apartment that would make them usable only for the Canyon Lake Chophouse staff.

The off street parking requirements for an outdoor seating area is calculated using the same parking rates as the indoor seating area. This rate has been use for similar types of uses and reflects the peak parking generation of the facility. The parking generation rate for a resturaunt is 11 parking stalls per 1000 square feet of area. The applicant's 3,000 square foot outdoor seating area requires an additional 33 parking stalls. The indoor seating area of the resturaunt currently requires 99 parking stalls. With the 17 additional parking stalls proposed, a total of 116 parking spaces would be provided. The combination of the indoor and outdoor seating areas requires a minimum of 132 parking spaces. The applicant's proposal is 16 parking stalls short of the minimum requirements.

The City has received numerous complaints regarding the parking for the Canyon Lake Chophouse. The Canyon Lake Chophouse customers and employees have been using the parking lots in Canyon Lake Park. This parking has conflicted with the use of the boat ramp as well as the public's geneal enjoyment of the park. There has also been compliants that the

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ITEM 37

Canyon Lake Chophouse customers and employees have been parking on the grass area of the park. The provisions of adequate off street parking for the Canyon Lake Chophouse precludes the business from negatively impacting the public park.

The request to allow the outdoor patio area to be open to be used for restaurant and/or bar service is dependant on the availability of the owners to provide adequate off-street parking. It was for that reason it was not reviewed as seating area in the original request. This proposal would be 16 parking spaces short of the minimum parking requirement. While the outdoor seating area is a seasonal use, it coincides with the peak use of the Canyon Lake Park and the tourism businesses located in Chapel Valley. Parking is at a premium in this area. Staff can not support a reduction in parking by 12 percent (16 stalls). Staff is recommending approval of the Major Amendment with the condition that only 1,450 square feet of the outdoor patio area is use for service. With limiting the area to 1,450 square feet, the applicant could meet the minimum parking requirements. Since this is not the whole constructed patio area, enforcement of this will be an issue. Staff wants to not that violation of this area requirement could lead to the revoking of the Use On Review allowing the on-sale liquor establishment and/or revoking the liquor licences for the property.