

STAFF REPORT

March 8, 2001

No. 01UR002 - Use on Review to allow mini storage units in the General Commercial District **ITEM 6**

GENERAL INFORMATION:

PETITIONER	Brendan Casey
REQUEST	No. 01UR002 - Use on Review to allow mini storage units in the General Commercial District
LEGAL DESCRIPTION	Lots X and Y of Schlottman Addition, located in SE1/4 of SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.84 Acres
LOCATION	West of the intersection of East St. Patrick Street and Valley Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District (City)
South:	Suburban Residential District (County)
East:	General Commercial District (City)
West:	General Commercial District (City)
PUBLIC UTILITIES	City Sewer and Rapid Valley Water
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Use on Review to allow mini storage units in the General Commercial District be continued to the April 5, 2001 Planning Commission meeting to allow the applicant to submit additional drainage information.

GENERAL COMMENTS: The applicant is proposing to construct two, two story mini-storage buildings on the subject property. The property is west of the intersection of St. Patrick Street and Valley Drive. The applicant is proposing to construct the building on two lots. A separate request has been submitted to vacate the interior drainage and utility easements. The buildings are proposed to be constructed over the common property line.

In reviewing the requests for the property, staff identified concerns with how the drainage will be handled. The area to the north of the subject property sheet drains through the subject property. The proposed building(s) could block the drainage that runs through property and cause a drainage problem in this area. To insure that the buildings do not block the drainage, staff is requesting that the applicant provide a drainage plan that will address both the on-site drainage and off-site drainage.