

STAFF REPORT

August 23, 2001

No. 01PD044 - Major Amendment to a Planned Commercial Development **ITEM 29**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PD044 - Major Amendment to a Planned Commercial Development
LEGAL DESCRIPTION	Tract A of The Meadows Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota and a tract of land located in the W1/2 of the SE1/4 Section 18, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota consisting of a portion of Tract B of The Meadows Subdivision as recorded in Plat Book 28 Page 173. More particularly described as follows: Beginning at the Northeast corner of said Tract B of The Meadows Subdivision a found rebar and cap stamped LS 4225, this being the true point of beginning. Thence S00°00'41"E 140.21 feet along the east boundary of said Tract B, Thence S89°50'18"W 189.16 feet to a point on the easterly right of way of Derby Lane, Thence N39°48'27"W 8.42 feet along said right of way of Derby Lane to a point of curve with a radius of 149.00 feet, Thence along said right of way of Derby Lane on said curve to the right an arc length of 103.44 feet to the point of tangency, Thence N00°12'34"W 39.02 feet along said Derby Lane right of way, Thence S89°59'52"E 229.04 feet along the westerly line of said Tract B to the point of beginning, said tract containing 1.71 acres more or less.
PARCEL ACREAGE	Approximately 1.71 acres
LOCATION	At the intersection of Derby Lane and Minnesota Street
EXISTING ZONING	Medium Density Residential District/Office Commercial District w/PCD
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District w/PCD
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer

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REPORT BY

Blaise Emerson

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

Engineering Division Recommendations:

1. **All stipulation of the Preliminary and Final Plat 01PL055 shall be met;**
2. **Prior to City Council approval, the applicant shall submit a revised site plan identifying only one access from Derby Lane;**

Fire Department Recommendations:

3. **Prior to City Council approval, the applicant shall submit a revised site plan identifying an emergency vehicle turnaround for the proposed south parking lot;**
4. **Prior to issuance of a Building Permit, the applicant shall provide detailed building construction plans. Based on the type of construction, an additional on-site fire hydrant may be required;**

Urban Planning Division Recommendations:

5. **The associated rezoning from Medium Density Residential to Office Commercial Zoning shall be approved;**
6. **The use of the property shall be limited to a funeral home and related accessory structures. Any change in use shall require a Major Amendment to the Planned Commercial Development;**
7. **The structure shall have a maximum height of one-story as defined in Section 17.04.115 of the Rapid City Municipal Code;**
8. **The building shall be residential in appearance with a sloped roof;**
9. **A five to six foot (5-6') high opaque, wood or masonry, ornamental screening fence shall be installed along the side and rear yards of this development. The fence located on the east side of the property shall be located outside the major drainage easement with the finished side facing east;**
10. **All overhead parking lot lighting shall be directed away from the neighboring residences; and,**
11. **All other provisions of the Landscape and Parking Ordinances shall be met.**

GENERAL COMMENTS: **(All changes are in bold)** The applicant is proposing to add onto the funeral home located at the intersection of Minnesota Street and Derby Lane. The expansion will increase the chapel area of the funeral home. The site plan identifies that a new parking area will be constructed on the south side of the funeral home with a second access onto Derby Lane. The applicant has submitted an associated Preliminary and Final Plat and rezoning request for the subject property.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Drainage - **The applicant's agent has met with Staff to discuss the drainage problems. Based on the preliminary review of the drainage plan, Staff believes the drainage can**

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be addressed. Staff is requesting the detailed drainage and grading plans be submitted for review and approval prior to City Council approval.

A major drainage is located along the east side of the property. The drainage handles the runoff from the residential development on both sides of the drainage. When the funeral home was originally constructed, a number of issues were identified relating to this drainage channel. A number of the issues were never resolved. Staff is requesting that plans be provided identifying how the drainage will be fixed to eliminate the problems. The additional runoff from the building addition and parking lot expansion will need to be collected and directed to the storm sewer or drainage channel.

Sidewalk - Staff has identified that a sidewalk needs to be installed along the west side of Derby Lane. With the location of the park and soccer fields on the north side of Minnesota Street and the expanding residential development located to the south, a sidewalk is a necessity in this location.

Site Plan - The applicant is proposing a second approach onto Derby Lane. The Street Design Criteria Manual only allows a commercial business to have two approaches. The property already has access to Derby Lane and Minnesota Street. Also there are sight distance constraints that would limit the location of the proposed southern approach on Derby Lane.

The proposed parking lot is over 150 feet in length. The Parking Regulation requires that a turnaround be provided at the end of the parking lot. Staff is requesting that the site plan be revised to provide an emergency vehicle turnaround.

In order to provide buffering to adjacent residential zoning districts, an ornamental screening fence must be constructed along the side and rear yards of the subject property. Staff is recommending that a five to six foot (5-6') high opaque, wood or masonry, ornamental screening fence shall be installed along the side yard (south) and rear yard (east) of this development. The fence located on the east side of the property shall be located outside the Major Drainage Easement with the finished side facing east.

Residential Character: To ensure that the proposed structure is compatible with the surrounding area and land uses, Staff is recommending that the structure be limited to one-story, and that it be residential in appearance and have a sloped roof. This requirement was part of the original Planned Commercial Development and staff wants to insure that the proposed addition meets the same standards.