

STAFF REPORT

November 21, 2001

No. 01PD059 - Planned Commercial Development - Initial and Final Development Plan **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Harvey Colgrove
REQUEST	No. 01PD059 - Planned Commercial Development - Initial and Final Development Plan
LEGAL DESCRIPTION	Lots 31-34 of Block 12 of Blakes Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .28 acres
LOCATION	305 LaCrosse Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	General Commercial District (PCD)
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be denied.

GENERAL COMMENTS:

This Planned Commercial Development request is the companion request to rezoning 01RZ062 which is a request to rezone this property from Medium Density Residential (MDR) to General Commercial (GC). In 1996 and 1998, the applicant submitted a request to rezone this property from Medium Density Residential to General Commercial and the request was denied based upon concerns about potential adverse impacts to the neighborhood. The applicant has now submitted a rezoning request in conjunction with this Planned Commercial Development to allow an automotive sales lot.

This Planned Commercial Development request proposes a 36 stall automotive sales lot. The applicant is proposing the use of two approaches onto E. New York Street. A six foot high opaque screening fence is being proposed along the west property line. Based on the site plan provided, the entire lot is being proposed to be paved. No landscape plan has been provided.

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STAFF REVIEW: Staff has reviewed this request and has noted the following requirements and concerns:

Proposed Land Uses: As mentioned, the site plan submitted by the applicant proposes a 36 stall automotive sales lot. One of the main concerns Staff has had with this development of this parcel is the nature of land uses that could occur on the property once it is rezoned to General Commercial. Area property owners have consistently expressed concern over the potential for an on-sale liquor establishment, a casino, or other similar uses. The North Rapid Neighborhood Future Land Use Plan identifies that the subject property and the property to the north and south as appropriate for office commercial uses. The proposed use as an automotive sales lot is not consistent with the adopted land use plan.

Grading and Drainage: The reconstruction of LaCrosse Street between Omaha Street and East North Street was completed in 2000. The applicant allowed the subject property to be used as a contractor staging area and has subsequently filled the site. The subject property has historically drained from northwest to southeast and is currently several feet lower at its eastern edge than the grade of reconstructed LaCrosse Street. The City constructed an inlet structure at the southeast corner of the property to accommodate the predeveloped drainage. Currently, the City is in the process of studying the drainage in this area to determine the best solution to resolve the drainage problems in this area. The proposed plan does not address how the drainage will be handled through the site and does not address how the increase in storm water flows resulting from the increase in the hard surface area will be addresses without negatively impacting down stream properties.

Landscaping and Screening: No landscaping plan has been submitted by the applicant nor has an outdoor lighting plan been submitted. The site plan submitted by the petitioner proposes a six foot high opaque screening fence along the west property line. No screening has been provided along the north property line to screen the residential property to the north.

Other Considerations: In addition to the preceding issues, the following miscellaneous considerations have also been noted:

Water/Sewer Service Lines: The Engineering Division has noted that all unused water and sewer service lines must be abandoned at the main.

Access: The applicant is proposing to use two approaches onto E. New York Street. The eastern most approach does not meet the minimum spacing requirements of 50 feet from the end of the radius of an intersection as required in the Street Design Criteria Manual. Also the Fire Department has indicated that a twelve-foot approach is not an adequate width for access by their apparatus. The Fire Department indicated that an approach with a minimum width of sixteen feet would be required. Also, the grade of the approach needs to minimum standards. The applicant does not indicate access will be allowed along the alley. If access is allowed along the alley, the alley must be paved to the access point.

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Parking: The applicant has not indicated any area for an office or for customer parking. The Rapid City Municipal Code Parking Regulations require that a minimum of 3 parking spaces are provided for every 1,000 square feet gross floor area. If the applicant does not provide an office, parking must be provided for the customers.