

STAFF REPORT

February 7, 2002

No. 01UR058 - Use On Review to allow the outdoor sales and storage of firewood in the General Commercial Zoning District **ITEM 26**

GENERAL INFORMATION:

PETITIONER	Cornerstone Rescue Mission
REQUEST	No. 01UR058 - Use On Review to allow the outdoor sales and storage of firewood in the General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot 15-16 and vacated east 10 feet of 1st Street Adjacent to Lot 16, Block 80, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .190 acres
LOCATION	400 1st Street
EXISTING ZONING	General Commercial Zoning District
SURROUNDING ZONING	
North:	General Commercial Zoning District
South:	General Commercial Zoning District
East:	General Commercial Zoning District
West:	General Commercial Zoning District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/13/2001
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Use On Review to allow the outdoor sales and storage of firewood in the General Commercial Zoning District be continued to the February 21, 2002 Planning Commission meeting to allow staff time to review the revised site plan that was submitted on January 23, 2002.

GENERAL COMMENTS: The Cornerstone Rescue Mission has submitted this request for a Use On Review to allow the outdoor storage and sale of firewood in the General Commercial Zoning District. The applicant has indicated that the outdoor storage and sale of firewood will be conducted on the property located west of the existing Cornerstone Mission. The Cornerstone Rescue Mission is developing a program to provide otherwise unemployed people the means to obtain income by cutting, sorting, storing and selling firewood. On November 19, 2001 the City Council approved an ordinance amendment to

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allow the outdoor sale and storage of firewood as a Use On Review in the General Commercial Zoning District provided that no power equipment be used in processing the firewood.

STAFF REVIEW: (Updates to the staff report are shown in bold.) This request was continued from the January 10, 2002 Planning Commission meeting to allow the applicant time to provide a revised site plan showing additional required information. On January 23, 2002 the applicant submitted the requested revised site plan and services plan for review however at the time of this writing review comments have not been returned by all of the reviewing agencies. Staff has reviewed this proposed Use On Review and is requesting that the applicant submit a revised site plan that includes additional information required for the review of the proposed outdoor sale and storage of firewood. The revised site plan should include the location and amount of wood to be stored on the subject property, the height and type of fencing to be used to screen the outdoor sales and stored firewood, the location of off-street parking required for the proposed use, circulation and loading and unloading areas for the proposed use, proposed landscaping, and the type of surface that will be maintained within the fenced area. In addition, staff is requesting that the applicant provide a services plan that includes details concerning the hours of operation, number of staff required for the proposed use, type of equipment used for the proposed use and a general operations plan.

As of this writing, the receipts from the certified mailings have been returned and the Use On Review sign has been posted on the property.