

STAFF REPORT

June 6, 2002

No. 02PD024 - Planned Commercial Development - Initial and Final Development Plan **ITEM 41**

GENERAL INFORMATION:

PETITIONER	Rushmore Mall for SDG Macerich Properties
REQUEST	No. 02PD024 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Tract 1 and B of Lot 2 (also in Section 30, T2N, R8E), Rushmore Mall Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 56.731 acres
LOCATION	2200 North Maple Avenue
EXISTING ZONING	Shopping Center II District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/10/2002
REPORT BY	Karen Bulman

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. Onsite storm sewer inlets must not be blocked from functioning;
2. Portable toilets must be provided as required by the Building Inspection Division;

Fire Department Recommendations:

3. Article 32 of the Uniform Fire Code must be continually met;
4. Access to fire hydrants shall not be blocked or impeded;
5. Fire Department apparatus access to the Rushmore Mall or the Rally area shall not be blocked or impeded;
6. Prior to issuance of a Temporary Use Permit, the applicant shall provide a Tent Inspection Checklist and Tent Inspection Plan Review to the Fire Department for their review and approval;

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Building Inspection Division Recommendations:

7. The applicant shall obtain a Temporary Use Permit;
8. The applicant shall obtain a Sign Permit for any additional signs posted in conjunction with this event and Chapter 15.28 of the Rapid City Municipal Code must be continually met;

Police Department Recommendations:

9. The area serving on-sale liquor must be double fenced with a minimum of eight feet between the fences;
10. Two exits with security must be provided for the fenced area;
11. Portable toilets must be provided within the fenced area;

Urban Planning Division Recommendations:

12. The Temporary On-sale Liquor Establishment use shall be approved for August 3, 2002 through August 10, 2002;
13. The On-sale Liquor Establishment shall cease no later than 11:00 pm;
14. Prior to Planning Commission, a site plan showing any proposed signs for the event must be provided; and,
15. The Temporary Use Permit within the Planned Commercial Development request shall be subject to review in one year.

GENERAL COMMENTS: The Rushmore Mall plans to hold an "All American Rally" during the 2002 Sturgis Motorcycle Rally and Races. A portion of the southwest parking lot will be used. One 50 foot by 100 foot tent will house vendors selling retail items. One 40 foot by 80 foot tent will house a vendor serving food and beverage. The beverage tent will be double-fenced with two security entrances and will have two portable toilets.

In reviewing this application, it was noted that a Planned Commercial Development had not been submitted for the addition of the Black Hills Blend kiosk and the Target addition. This Final Development Plan includes the location of Black Hills Blend kiosk on the Rushmore Mall Parking Lot, and the revised square foot expansion for Target.

STAFF REVIEW: Staff has noted that in the future, there is a potential for the elimination of the inner roadway on the north side of Rushmore Mall to address development issues.

The 2379 square foot expansion of Target in the Rushmore Mall complex met all the requirements of the Uniform Building Code. The construction of the Black Hills Blend 10 foot by 14 foot kiosk south of the Sears Store in the Rushmore Mall parking lot met all the applicable requirements of the Uniform Building Code. Off-street parking for these two additions to the Rushmore Mall met the applicable parking requirements. The addition of the "All American Rally" event will eliminate 93 parking spaces and will require an additional 95 off-street parking spaces. The Rushmore Mall is required to have 3603 parking spaces and 4630 spaces are provided. With the addition of the "All American Rally" the off-street parking requirement increases to 3698 spaces and 4537 spaces are available.

The applicant intends to locate a sign on the two vendor tents and a sign indicating the

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location of the motorcycle parking. Prior to the Planning Commission, the applicant shall provide a site plan showing the location of the proposed signs to be used for the event. The applicant shall obtain a Sign Permit for any additional signs in conjunction with this event.

The required sign has been posted on the property indicating that a Conditional Use Permit has been requested and the applicant has returned receipts from the certified mailing. Staff has reviewed this application for a Planned Commercial Development on the subject property and recommends approval with the Temporary Use Permit subject to review in one year. If there are no complaints or violations in the first year, the recommendation will be made to continue the Conditional Use Permit for three years. After three years, if there are no complaints or violations, the recommendation will be made to continue the Conditional Use Permit and will be reviewed only on a complaint basis.