

STAFF REPORT

July 25, 2002

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**No. 02PD032 - Major Amendment to a Planned Commercial Development to allow parking lot events to be held each year in designated areas of the parking lot** **ITEM 27**

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GENERAL INFORMATION:

PETITIONER	Rushmore Mall for SDG Macerich Properties
REQUEST	<b>No. 02PD032 - Major Amendment to a Planned Commercial Development to allow parking lot events to be held each year in designated areas of the parking lot</b>
EXISTING LEGAL DESCRIPTION	Lot 1 and Tract A 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	06/28/2002
REPORT BY	Karen Bulman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to allow parking lot events to be held each year in designated areas of the parking lot 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;

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4. Access to fire hydrants shall not be blocked or impeded;
5. Fire Department apparatus access to the Rushmore Mall or the event 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;

#### Building Inspection Division Recommendations:

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

#### Urban Planning Division Recommendations:

9. A major amendment to the Planned Commercial Development must be obtained for any event serving alcohol;
10. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met.

GENERAL COMMENTS: The Rushmore Mall plans to hold parking lot events in designated areas of the parking lot throughout the year. The Rushmore Mall recently obtained a Final Development Plan for their "All American Rally" (#02PD024), which will be reviewed in one year. This requested application for a major amendment will allow additional events to take place throughout the year. A list of requested parking lot events has been presented and is attached to this report. Due to the potential impacts of uses involving the sale of alcohol, staff is recommending that any events involving alcohol sales be reviewed as a major amendment to the Planned Commercial Development.

STAFF REVIEW: Staff has reviewed this Major Amendment to a Planned Commercial Development and has noted the following concerns:

Parking: The Rushmore Mall is required to have 3,603 off-street parking spaces and they have provided 4,630 off-street spaces. An event on the designated parking lot site would eliminate between 88 to 139 off-street parking spaces depending on the size of the event. If events occur on all areas of the parking lot proposed to be used for special events at one time, 315 off-street parking spaces would be eliminated, leaving 4,315 parking spaces. Based on the applicant's list of possible events, the parking requirements can range from .25 spaces per thousand square feet of area used to 25 spaces per thousand square feet of gross area used. Three retail events covering the three identified areas and occurring at the same time would require the provision of 295 additional off-street parking spaces. However, parking requirements would not be met if there was an event using all three identified areas that would require 1,475 parking spaces based on assembly uses. As this is unlikely, staff is recommending that the applicant submit information regarding compliance with the off-street parking requirements each time a temporary permit is requested.

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Signs: The applicant must obtain a Sign Permit for any additional signs in conjunction with these events.

Traffic: Staff has previously expressed concerns with the vehicular circulation patterns and the pedestrian safety associated with the layout of the parking lots as well as the location and layout of the circulation and drive isles. As development continues in the area, the access and ring road system along the north side of the property will become more critical. Staff has suggested that it may be possible for the land owner to work with the Metropolitan Planning Organization to study some of the access issues and potentially improve the access and increase the development potential of the north side of the Mall site. Staff will be meeting with the Mall staff to discuss this potential in more detail. No action is required on this issue relative to this Major Amendment request.

The required sign has been posted on the property indicating that a Major Amendment to the Planned Commercial Development has been requested. As of this writing, the receipts from the certified mailing have not been returned. Staff will advise the Planning Commission if any of the requirements have not been met. Staff has reviewed this application for a Major Amendment to a Planned Commercial Development on the subject property and recommends approval with the identified stipulations.