

STAFF REPORT
March 23, 2006

No. 06OA002 - Ordinance Amendment to add carpet stores to the Parking Regulations of the Rapid City Municipal Code Section 17.50.270(d)

ITEM 38

GENERAL INFORMATION:

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| PETITIONER | Kevin Conway and Robert K. Fischer, general partner for Fischer Family Partnership |
| REQUEST | No. 06OA002 - Ordinance Amendment to add carpet stores to the Parking Regulations of the Rapid City Municipal Code Section 17.50.270(d) |
| DATE OF APPLICATION | 2/22/2006 |
| REVIEWED BY | Karen Bulman / Bob Dominicak |

RECOMMENDATION: Staff recommends that the Ordinance Amendment to add carpet stores to the Parking Regulations of the Rapid City Municipal Code Section 17.50.270(d) be approved.

GENERAL COMMENTS: The applicant has requested an amendment to the Parking Regulations to allow the classification of carpet stores to be identical to the classification of furniture stores in the Off-Street Parking Regulations. Section 17.50.270(d) indicates that 2.60 off-street parking spaces per 1,000 square feet gross floor area are required for furniture stores. Currently, a carpet store is not specified in the Off-street Parking Regulations.

STAFF REVIEW: Staff has reviewed the request to amend Section 17.50.270(d) of the Rapid City Municipal Code. The Institute of Transportation Engineers lists the parking generation range from .64 to 1.53 per thousand square feet for both Furniture and Carpet Stores as one classification. Staff has researched other communities and noted that off-premise parking requirements vary from 1.22 spaces per 1,000 square feet to 3 spaces per 1,000 square feet. The Rapid City Municipal Code establishes a requirement for off-street parking spaces of 2.60 per 1,000 square feet for furniture stores. Many communities in our region include carpet and floor covering stores within the same classification as furniture stores or have the same parking regulations as furniture stores.

Staff believes that a requirement of 2.60 off-street parking spaces for carpet stores will meet the parking demand and is consistent with the parking demand for furniture stores. As such, Staff recommends that the Ordinance Amendment to add carpet stores to the Parking Regulations of the Rapid City Municipal Code Section 17.50.270(d) with a classification requirement of 2.60 off-street parking spaces per 1,000 square feet gross floor area be approved.