

STAFF REPORT

April 26, 2001

---

**No. 01UR002 - Use on Review to allow mini storage units in the General Commercial District** **ITEM 3**

---

GENERAL INFORMATION:

PETITIONER	Brendan Casey
REQUEST	<b>No. 01UR002 - Use on Review to allow mini storage units in the General Commercial District</b>
LEGAL DESCRIPTION	Lots X and Y of Schlottman Addition, located in SE1/4 of SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.84 Acres
LOCATION	West of the intersection of East St. Patrick Street and Valley Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District (City)
South:	Suburban Residential District (County)
East:	General Commercial District (City)
West:	General Commercial District (City)
PUBLIC UTILITIES	City Sewer and Rapid Valley Water
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Use on Review to allow mini storage units in the General Commercial District be denied without prejudice.

GENERAL COMMENTS: The applicant is proposing to construct two, two story mini-storage buildings on the subject property. The property is located west of the intersection of St. Patrick Street and Valley Drive. The applicant is proposing to construct the buildings on two lots and over the common property line. A separate request has been submitted to vacate the interior drainage and utility easements.

**Staff has continued this item since the February 8, 2001 Planning Commission to allow the applicant to submit additional drainage information. In reviewing the requests for the property, staff identified concerns with how the drainage will be handled. The area to the north of the subject property sheet drains through the subject property. The proposed building(s) could block the drainage that runs through the property and cause a drainage problem in this area. To insure that the buildings do not block the drainage, staff is requesting that the applicant provide a drainage plan that will address both the on-site drainage and off-site drainage. The**

## STAFF REPORT

April 26, 2001

---

**No. 01UR002 - Use on Review to allow mini storage units in the General Commercial District** **ITEM 3**

---

applicant has submitted some drainage information that identifies that the property to the north could be graded so no storm runoff would be directed through the subject property. However, the property owner to the north has the right to allow the storm water drainage to flow through the existing drainage easements. Staff can not recommend approval of the Use On Review without documentation that the overall drainage of the area is being adequately addressed. Staff is recommending that the Use On Review be denied without prejudice to allow the applicant to provide a detailed drainage plan of how the storm water runoff will be handled.