

STAFF REPORT

August 9, 2001

No. 01PD044 - Major Amendment to a Planned Commercial Development **ITEM 43**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PD044 - Major Amendment to a Planned Commercial Development
LEGAL DESCRIPTION	Tract A of The Meadows Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota and a tract of land located in the W1/2 of the SE1/4 Section 18, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota consisting of a portion of Tract B of The Meadows Subdivision as recorded in Plat Book 28 Page 173. More particularly described as follows: Beginning at the Northeast corner of said Tract B of The Meadows Subdivision a found rebar and cap stamped LS 4225, this being the true point of beginning. Thence S00°00'41"E 140.21 feet along the east boundary of said Tract B, Thence S89°50'18"W 189.16 feet to a point on the easterly right of way of Derby Lane, Thence N39°48'27"W 8.42 feet along said right of way of Derby Lane to a point of curve with a radius of 149.00 feet, Thence along said right of way of Derby Lane on said curve to the right an arc length of 103.44 feet to the point of tangency, Thence N00°12'34"W 39.02 feet along said Derby Lane right of way, Thence S89°59'52"E 229.04 feet along the westerly line of said Tract B to the point of beginning, said tract containing 1.71 acres more or less.
PARCEL ACREAGE	Approximately 1.71 acres
LOCATION	At the intersection of Derby Lane and Minnesota Street
EXISTING ZONING	Medium Density Residential District/Office Commercial District w/PCD
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District w/PCD
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer

STAFF REPORT

August 9, 2001

No. 01PD044 - Major Amendment to a Planned Commercial Development ITEM 43

REPORT BY

Blaise Emerson

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the August 23, 2001 Planning Commission meeting.

GENERAL COMMENTS: The applicant is proposing to add onto the funeral home located at the intersection of Minnesota Street and Derby Lane. The expansion will increase the chapel area of the funeral home. The site plan identifies that a new parking area will be constructed on the south side of the funeral home with a second access onto Derby Lane. The applicant has submitted an associated Preliminary and Final Plat and rezoning request for the subject property.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Drainage - A major drainage is located along the east side of the property. The drainage handles the runoff from the residential development on both sides of the drainage. When the funeral home was originally constructed, a number of issues were identified relating to this drainage channel. A number of the issues were never resolved. Staff is requesting that plans be provided identifying how the drainage will be fixed to eliminate the problems. The additional runoff from the building addition and parking lot expansion will need to be collected and directed to the storm sewer or drainage channel.

Sidewalk - Staff has identified that a sidewalk needs to be installed along the west side of Derby Lane. With the location of the park and soccer fields on the north side of Minnesota Street and the expanding residential development located to the south, a sidewalk is a necessity in this location.

Site Plan - The applicant is proposing a second approach onto Derby Lane. The Street Design Criteria Manual only allows a commercial business to have two approaches. The property already has access to Derby Lane and Minnesota Street. Also there are sight distance constraints that would limit the location of the proposed southern approach on Derby Lane. The proposed parking lot is over 150 feet in length. The Parking Regulation requires that a turnaround be provided at the end of the parking lot.

These issues need to be resolved before the Major Amendment can be recommended to be approved.