

South Dakota, more generally described as being located at 200 East Main Street.

Seaman advised that the Major Amendment was continued from the August 9, 2001 Planning Commission meeting at the applicant's request. She indicated that staff met with the applicant and reached an agreement for improvements to the access on Maple Street. She stated that staff recommends approval of the Major Amendment with stipulations.

Wall expressed concern that the applicant has not met the conditions of approval in the past.

Seaman advised that the recommended conditions of approval require that the improvements must be in place prior to City Council approval of the Major Amendment.

Kooiker moved, Hoffmann seconded and unanimously carried to recommend that the Major Amendment to a Use On Review to revise the conditions of approval be approved with the following stipulations:

Engineering Division Recommendations:

- 1. Prior to City Council approval, pavement striping and flexible delineator posts shall be installed in accordance with the site plan approved by the Engineering Division;**
- 2. Prior to City Council approval, a four foot post and cable fence and "no parking" signs shall be installed along the Maple Avenue frontage from the southwest corner of the building to the northwest property corner;**

Urban Planning Division Recommendations:

- 3. Prior to City Council approval, landscaping shall be installed in the southwest corner of the property in accordance with the approved site plan; and,**
- 4. That all previous conditions of approval for Use On Review #00UR001 shall be continually met. (8 to 0)**

47. **No. 01CA021 - Section 19, T1N, R8E and Section 24, T1N, R7E**

A request by Centerline, Inc. for Lazy P-6 Properties, LLC to consider an application for an Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan: From Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park located in a portion of the E1/2 of the SW1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From Planned Residential Development with a maximum density of 6.7 dwelling units per acre and Medium Density Residential with a Planned Residential Development to General Commercial located in a portion of the SE1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From Planned Residential Development with a maximum density of 6.7 dwelling units per acre, General Commercial with a Planned Commercial Development and Medium

Density Residential with a Planned Residential Development to Office Commercial located in the North 900 feet of the SE1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development, Park Site with alternative use of Mobile Home Residential and Office Commercial with a Planned Commercial Development to General Commercial located in the North 900 feet of the W1/2 of the SW1/4 of Section 19, T1N, R8E, B.H.M., Pennington County, South Dakota; From Office Commercial with a Planned Commercial Development and Park Site with alternative use of Mobile Home Residential to Light Industrial located in the South 420 feet of the NW1/4 of the SW1/4 and the SW1/4 SW1/4 of Section 19, T1N, R8E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development and Office Commercial with a Planned Commercial Development to General Commercial located in a portion of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; From Office Commercial with a Planned Commercial Development, Medium Density Residential, and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Office Commercial located in a portion of the N1/2 of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; From Low Density Residential and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential located in a portion of the W1/2 of the S1/2 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; and, From Medium Density Residential to Low Density Residential located in the E1/2 of the N1/2 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota, more generally described as being located north and west of the Rapid City Landfill.

Fisher reviewed the staff report and presented the slides. She reviewed the Future Land Use Committee's recommendation for approval of a portion of the application with conditions.

Kooiker expressed concern that the application appears to be a butchering of the existing Future Land Use Plan for this area.

Kooiker moved and Swedlund seconded to recommend that the Comprehensive Plan Amendment be denied.

Discussion followed concerning the proposed mobile home park subdivision, the existing future land use plan for the area, the Future Land Use Committee's recommendation for approval of a portion of the application with Planned Development Designation Overlays, and the adoption process for the South Robbinsdale Neighborhood Area Future Land Use Plan.

Wall stated that he feels public hearings to allow additional public input should be held for this request because of the substantial changes as proposed by the applicant.

Swedlund suggested that a more stringent adherence to the existing goals should be observed.

Hoffman left the meeting at this time.

Discussion followed.

Upon roll call vote the motion carried to recommend that the Comprehensive Plan Amendment be denied. (4 to 3 with Kooiker, Swedlund, Stone, and Wevik voting yes and with Scull, Wall, and Mashek voting no)

48. No. 01UR045 - Wisdom Subdivision

A request by Paul J. Bradsky for Wal-East Development, Inc. to consider an application for a **Use On Review to allow an On-Sale Liquor Establishment in conjunction with a full-service restaurant in the General Commercial Zoning District** on Lot 1 Revised of Wisdom Subdivision, Section 30, 2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2205 North LaCrosse Street.

Elkins advised that this item was placed on the regular agenda as the Planning Commission has directed that all applications for On-Sale Liquor Establishments be considered individually. She advised that staff recommends approval of the Use On Review with stipulations.

In response to a question from Wall, Elkins indicated that it is her understanding that the applicant is proposing to move an existing liquor license to the subject property.

Wall moved, Scull seconded and unanimously carried to recommend that the Use On Review to allow an On-Sale Liquor Establishment in conjunction with a full-service restaurant in the General Commercial Zoning District be approved with the following stipulations:

Engineering Division Recommendations:

1. **Prior to City Council approval, the applicant shall sign a Waiver Of Right To Protest agreement for any future required sanitary sewer improvements;**

Fire Department Recommendations:

2. **Prior to City Council approval, a revised site plan shall be submitted identifying the location of an on-site fire hydrant(s);**
3. **Prior to issuance of a Building Permit, the applicant shall provide complete plans identifying that a fire sprinkler system will be installed in the entire restaurant facility;**