

STAFF REPORT

April 4, 2002

No. 02PD010 - Major Amendment to a Planned Commercial Development to allow the expansion of outdoor seating **ITEM 16**

GENERAL INFORMATION:

PETITIONER	Derby Advertising, Inc. dba Canyon Lake Chophouse
REQUEST	No. 02PD010 - Major Amendment to a Planned Commercial Development to allow the expansion of outdoor seating
EXISTING LEGAL DESCRIPTION	Lots D, E, F, G and K of Kashmir Subdivision located in the NE1/4 SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 1.39 acres
LOCATION	2720 Chapel Lane - Canyon Lake Chophouse
EXISTING ZONING	General Commercial (PCD)
SURROUNDING ZONING	
North:	Flood Hazard
South:	General Commercial-General Commercial (PCD)
East:	Flood Hazard
West:	Flood Hazard
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/07/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to allow the expansion of outdoor seating be approved with the following stipulations:

Fire Department Recommendations:

1. Prior to Planning Commission approval, the applicant shall provide a revised site plan showing the location of two exits from the deck;

Transportation Planning Division Recommendations:

2. That any further expansion of the use on the property will require the applicant provide a traffic impact study of the intersection of Chapel Lane and Jackson Boulevard;

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Urban Planning Division Recommendations:

3. That the use of the property continues as shown on the approved site plan or a Major Amendment to the Planned Commercial Development shall be obtained;
4. Prior to Planning Commission approval, the applicant shall revise the site plan to show the location of five handicap accessible parking spaces;
5. That all the stipulations of approval of the previously approved Planned Commercial Development #1296 and all the conditions of Major Amendment #1609 must be continually met; and,
6. Prior to the opening of the outdoor seating area the applicant shall provide a total of five handicap accessible parking stalls.

GENERAL COMMENTS: The applicant has submitted this request to allow for the expansion of the Canyon Lake Chophouse restaurant outdoor seating area. They are requesting approval to use an additional 860 square feet of outdoor patio area. The site plan included with this request shows that 106 parking spaces are located on the subject property. The off-street parking provided equals that required for the interior floor area of the restaurant as well as the outdoor patio areas proposed to be utilized.

It should be noted that the applicant provided detailed floor plans of the restaurant identifying the specific uses within the structure. Based upon the review of the detailed floor plans staff determined that a total of 106 off-street are needed for the areas now proposed to be used.

STAFF REVIEW: Staff has reviewed the proposal and has noted the following concerns:

The request to allow the outdoor patio area to be open to be used for restaurant and/or bar service is dependant on the availability of the owners to provide adequate off-street parking. While the outdoor seating area is a seasonal use, it coincides with the peak use of the Canyon Lake Park and the tourism businesses located in Chapel Valley. Parking is at a premium in this area. In addition, the additional traffic generated by this expanded use of the restaurant facility will have an impact on the intersection of Chapel Lane and Jackson Boulevard. The additional square footage as proposed by this request will likely increase by more than 12 percent the current average daily trips generated by this business based on 1997 ITE trip rates. This particular intersection is already congested as Chapel Lane is the only street providing ingress and egress to the Chapel Lane Village and Chapel Valley Subdivisions. Staff is recommending that any further expansion of the restaurant or the outdoor seating beyond what is being identified as a part of this request would require a traffic impact study of the Chapel Lane and Jackson Boulevard intersection.

Staff is recommending approval of the Major Amendment as submitted on the attached site plan. The applicant has posted the required sign and the receipts from the required notification of surrounding property owners have been returned.