

STAFF REPORT

July 25, 2002

No. 02PD033 - Major Amendment to a Planned Commercial Development ITEM 28

GENERAL INFORMATION:

PETITIONER	David Einerwold for The Ranch Amusement Park
REQUEST	No. 02PD033 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot A of Ranch Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.01 acres
LOCATION	6303 South Highway 16
EXISTING ZONING	General Commercial District/Planned Commercial Development
SURROUNDING ZONING	
North:	General Commercial District /Office Commercial with Planned Commercial Development
South:	General Agriculture District with Planned Development Designation
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	06/28/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit for the existing parking lot, pavement section(s) shall be submitted for review and approval;
2. Upon issuance of a building permit, Drainage Basin fees shall be paid for any increase in impervious area(s) on the subject property;

Building Inspection Division Recommendations:

3. A building permit shall be obtained for the existing parking lot and for the proposed future structural development;

STAFF REPORT

July 25, 2002

No. 02PD033 - Major Amendment to a Planned Commercial Development ITEM 28

4. The Sign Code Regulations shall be continually met. In particular, air and/or gas filled signs shall not be allowed on the subject property as regulated by the Sign Code Regulations;

Air Quality Division Recommendation:

5. An Air Quality Permit shall be obtained for any disturbance of soil of one acre or more;

Urban Planning Division Recommendations:

6. Prior to issuance of a building permit for the parking lot, the site plan shall be revised to provide a minimum of seven (7) additional large trees along the east and north side of the parking lot;
7. The proposed structural expansion(s) shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Commercial Development; and,
8. All permitted uses shall comply with those identified on the site plan which include go-cart racing, bumper boats, kiddie bee ride(s), climbing wall(s), 18 hole miniature golf course, pool(s) and central admission and entertainment building. Additional uses similar in nature may be reviewed and approved as a minimal amendment by the Planning Director.

GENERAL COMMENTS:

The applicant is requesting a Major Amendment to the Ranch Amusement Park Planned Commercial Development to revise the parking plan, to allow an expansion to an existing deck, and to add two shade covers over the race track pit area(s).

On September 18, 1989, the City Council approved Planned Commercial Development #882 to allow the amusement park to be constructed on the subject property. On March 16, 1992, Minor Amendment # 1061 to the Planned Commercial Development was approved to allow the bumper boat pool to be relocated to the northwest corner of the subject property, to reduce the berming previously required along the west property line and to revise the landscaping plan.

STAFF REVIEW:

Staff has reviewed this request and has noted the following considerations:

Structural Expansion: Currently, a 24 foot X 35 foot deck is located on the north side of the main admission building. The applicant is proposing to add a 12 foot X 20 foot addition onto the east end of the deck and to cover the entire deck. In addition, the applicant is proposing to construct a 20 foot X 32 foot cover over the "kiddie" track pit area and a 36 foot X 48 foot cover over the main track pit area. The applicant has indicated that the structure(s) will be constructed of wood and metal and painted to match the existing blue and brown color scheme. The applicant has indicated that the structures are being proposed in order to provide additional shade for the customers and to keep the race car seats as cool as possible between driver(s). Staff is recommending that the structures conform architecturally to the plans and elevations submitted as part of this Major Amendment to the

STAFF REPORT

July 25, 2002

No. 02PD033 - Major Amendment to a Planned Commercial Development ITEM 28

Planned Commercial Development. In addition a building permit must be obtained prior to the start of any construction.

Parking: The original approved site plan identified 70 parking spaces along U. S. Highway 16 and an additional "future" parking lot consisting of 50 parking spaces to be located in the southwest corner of the subject property. The 70 space parking lot located along U.S. Highway 16 has been expanded to 94 parking spaces. A building permit was never obtained for the parking lot expansion. As such, staff is recommending that a building permit be obtained and that pavement section(s) be provided for review and approval. In addition, drainage basin fees must be paid for any increase in impervious area(s) created by the expansion to the parking lot.

The site plan submitted with this application also identifies that the "future" 50 space parking lot to be located in the southwest corner of the subject property has been eliminated. The existing and proposed use(s) on the property require that a minimum of 92 parking spaces be provided. Three of the parking spaces must be handicap accessible and one of the handicap accessible spaces must be van accessible. The applicant's site plan identifies 94 parking spaces with four handicap parking spaces. This meets the minimum requirements of the parking regulations and, as such, staff supports eliminating the parking lot in the southwest corner of the property. The applicant should be aware that any additional expansion of use(s) on the site will require that additional parking be provided as regulated by the Parking Regulations.

The Landscaping Regulations state that fifty percent of the required landscaping must be located in the parking lot or within twenty five feet of the parking lot. In addition, planter islands must be provided at a ratio of one such area for every fifty parking spaces. The existing landscaping plan provides minimal landscaping in or around the parking lot with no planter islands. However, the previously approved Minor Amendment required that the landscaping plan be revised to relocate a substantial amount of the landscaping from the area of the parking lot to the west lot line to serve as a buffer between "The Ranch Amusement Park" and the adjacent property. This left a tree lined buffer along the east and south of the parking lot. Staff is recommending that a minimum of seven (7) large trees be planted along that portion of the parking lot built without a building permit to extend the buffer between the parking lot and U.S. Highway 16.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the July 25, 2002 Planning Commission Meeting if these requirements have not been met. Staff has not received any objections or inquiries regarding this request.