

STAFF REPORT

November 7, 2002

**No. 02UR030 - Conditional Use Permit to allow professional offices
in High Density Residential District**

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GENERAL INFORMATION:

PETITIONER	Mike Derby for Quincy Professional Trust
REQUEST	No. 02UR030 - Conditional Use Permit to allow professional offices in High Density Residential District
EXISTING LEGAL DESCRIPTION	Lot 26 and the west 19 feet of Lot 27 of the Original Town of Rapid City, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .14 acres
LOCATION	914 Quincy Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	General Commercial District
South:	High Density Residential District
East:	High Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/09/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow Professional Offices in a High Density Residential District be continued to the November 21, 2002 Planning Commission Meeting.

GENERAL COMMENTS: The applicant is proposing to convert a single family dwelling into professional offices in a High Density Residential District. Professional Offices are a Conditional Use in the High Density Residential Zoning District. The property is located at 914 Quincy Ave. The applicant has submitted a proposal showing the 1,343 square foot footprint for the existing house on the 6,160 square foot lot. There is also a 506 square foot garage located on the property.

STAFF REVIEW: Staff has reviewed this request with regard to the twelve requirements of Section 17.54.030 of the Rapid City Municipal Code for Use on Reviews and identified a

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number of issues that must be addressed.

The applicant needs to submit a floor plan of the building in order to determine the parking requirements for the use. The footprint of the building appears to be 1,343 square feet. However, a floor plan for the entire structure, including any basement or second story areas must be submitted to determine the appropriate off-street parking requirement for the proposed professional office use.

Based upon the square footage for the footprint of the structure seven off street parking spaces are required. The applicant has only shown five off-street parking spaces. The petitioner needs to show the minimum required off street parking for the proposed use. There seems to be numerous problems with the proposed parking layout, a revised site plan must be submitted demonstrating compliance with the City of Rapid City Municipal Code.

In addition, the applicant needs to show a landscaping island in the proposed parking area for the development. All planting islands need to be in compliance with Section 17.50.300 (E) 1."c. Planter *islands* shall be provided at a ratio of one such area for every fifty parking spaces. Each parking space shall be not less than one hundred twenty feet from the perimeter of the parking lot or a planter island. Each island planter shall contain a minimum of one hundred square feet, and provide a minimum of for one tree with shrubs, groundcover and/or mulch covering at the base."

The applicant appears to be providing the required number of points for landscaping. The site is 6,160 square feet in area with 1,847 square feet of structures on the property. As a result, 4,313 landscaping points are required. The applicant must provide detailed information on the size, and type of landscaping materials to be provided.

The applicant also needs to submit a site plan showing how access is going to be taken to and from the site. Staff needs to determine the ability for the existing alley to handle the additional traffic that will be generated from the proposed use. In addition, the applicant needs to submit a site plan demonstrating that an adequate turning radius is provided to ensure that vehicles will be able to turn in and out of the alley.

This High Density Residential Zoning District is located adjacent to the Central Business District. The north half of the block is zoned Central Business District, and the southern half of the block is zoned High Density Residential Zoning District. A majority of the northern half of the block is a parking lot, while the other half is used as professional offices. Three of the seven properties on the southern half of the block are used for business purposes, including medical offices, engineering offices, and law offices. Across the street from the proposed development is a 100 car parking lot.

In addition, to the commercial uses in the area, the other residential uses are mostly apartments. The proposed offices would be used during the daylight hours, and would not appear to have significant impacts on the surrounding residential uses. Additional information concerning hours of operation will help determine the impacts of the office use

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on the residential uses.

The Engineering Division has also stated that a grading plan needs to be reviewed if there is going to be construction of a parking lot on the property. The applicant must also demonstrate that there is adequate drainage for the site, as the proposed development is increasing the impervious surfaces on the site. In addition, the petitioner must demonstrate that the site drainage will not impact the neighboring properties.

The lot coverage for the site is 29.9 percent which is below the maximum 30 percent allowed for structures below 45 feet in height in a High Density Residential District.

Information pertaining to the signage that is going to be used on the site must also be submitted for review. In addition, a lighting plan must be submitted for review.

Staff is recommending that the request be continued to the November 24, 2002 Planning Commission meeting to allow the applicant to submit a revised site plan identifying the additional information as outlined previously. Staff has received phone calls in support of the development.