

## STAFF REPORT

February 20, 2003

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### **No. 03PD006 - Major Amendment to a Planned Commercial Development to allow for the expansion of a funeral home** **ITEM 39**

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#### GENERAL INFORMATION:

PETITIONER	Henriksen, Inc. for Kirk Funeral Home
REQUEST	<b>No. 03PD006 - Major Amendment to a Planned Commercial Development to allow for the expansion of a funeral home</b>
EXISTING LEGAL DESCRIPTION	Tract A-1 of Meadows Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.710 acres
LOCATION	1051 East Minnesota Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/24/2003
REPORT BY	Vicki L. Fisher

#### RECOMMENDATION:

Staff recommends that the Major Amendment to the Planned Commercial Development be continued to the March 6, 2003 Planning Commission meeting to allow staff sufficient time to review a recently submitted revised site plan.

#### GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Commercial Development to expand the Kirk Funeral Home development currently located on the subject property. The applicant has indicated that the proposed 2,293 square foot expansion will be used primarily for the storage of caskets and to provide parking for four vehicles.

On February 2, 1998, the City Council approved Initial and Final Planned Commercial Development #1655 to allow Kirk Funeral Home to be constructed on the subject property. On October 1, 2001, the City Council approved a Major Amendment to the Planned

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Commercial Development, #01PD044, to allow for the expansion of the chapel area within the funeral home. In addition Preliminary and Final Plat #01PL055 was approved increasing the size of the lot in order to provide additional parking for the funeral home.

#### STAFF REVIEW:

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

Sidewalk/Retaining Wall: The Engineering Division has indicated that the previously approved Preliminary and Final Plat for the subject property required that a sidewalk be constructed along the east side of Derby Lane. To date, the sidewalk has not been constructed. As such, prior to Planning Commission approval, the site plan must be revised to show the sidewalk. In addition, the sidewalk must be constructed or surety posted for the improvement. The Engineering Division has also indicated that due to the grade along portions of the west side of the subject property, constructing the sidewalk will require that a retaining wall be constructed along portions of this side of the property. Any portion of the retaining wall that will impact the parking lot will require that it be designed by a Professional Engineer. In addition, the retaining wall must be constructed to preclude encroaching into any site triangles.

Grading Plan: The Engineering Division has also indicated that upon submittal of a building permit for the proposed expansion, a grading permit must be submitted for review and approval if the finished grade of the site will be different from that previously reviewed and approved. Staff is recommending that a grading permit be obtained if needed.

Water and Sewer: The Engineering Division has indicated that water and sewer service lines are not shown on the site plan. The pipe material for the sewer line may not be adequate to allow construction over the sewer line. As such, staff is recommending that prior to Planning Commission approval, a revised site plan showing the water and sewer lines be submitted for review and approval.

Fire Department: The Fire Department has indicated that existing fire hydrants are adequate to serve the proposed expansion. Upon submittal of a building permit, the applicant must demonstrate that the proposed expansion is in compliance with the Uniform Fire Code.

Design Features: The applicant has indicated that the proposed addition will be similar in design with the existing structure currently located on the property. In particular, the proposed expansion will be one story with a pitched roof and construction of a combination wood, glass, concrete masonry siding and have asphalt shingles. The addition will also be the same dove gray as the existing structure. Staff is recommending that the building conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Commercial Development.

Site Plan: Staff's review of the site plan identifies that sufficient parking and landscaping is being provided. However, on February 6, 2003, the applicant submitted a revised site plan expanding the proposed addition by 250 square feet for a total proposed expansion of 2,543

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square feet. In addition, the parking lot layout has been revised.

Staff is recommending that this item be continued to the March 6, 2003 Planning Commission meeting to allow staff sufficient time to review the revised site plan.