

STAFF REPORT

March 27, 2003

No. 03PD006 - Major Amendment to a Planned Commercial Development to allow for the expansion of a funeral home **ITEM 22**

GENERAL INFORMATION:

PETITIONER	Henriksen, Inc. for Kirk Funeral Home
REQUEST	No. 03PD006 - Major Amendment to a Planned Commercial Development to allow for the expansion of a funeral home
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/PCD
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 approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Planning Commission approval, the previously required drainage improvements shall be completed or the existing surety shall be extended six months to allow the applicant additional time to complete the improvement;
2. Upon submittal of a building permit for the proposed expansion, a grading permit shall be submitted for review and approval if the finished grade of the site will be different from that previously reviewed and approved;

Fire Department Recommendations:

3. Upon submittal of a building permit, the applicant shall demonstrate that the proposed

STAFF REPORT

March 27, 2003

No. 03PD006 - Major Amendment to a Planned Commercial Development to allow for the expansion of a funeral home ITEM 22

expansion is in compliance with the Uniform Fire Code;

Urban Planning Division Recommendations:

4. The first twenty five feet of the fence located along the east lot line shall be lowered from six feet to four feet or a Fence Height Exception shall be obtained;
5. All previous conditions of approval for Final Commercial Development Plan #1655 and the subsequent Major Amendment to the Planned Commercial Development #01PD044 shall be continually met; and,
6. The proposed addition shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Commercial Development.

GENERAL COMMENTS:

This item was continued at the February 20, 2003 Planning Commission meeting to allow staff sufficient time to review a recently submitted revised site plan. This item was continued again at the March 6, 2003 Planning Commission meeting since all of the stipulations of approval have not been met. This Staff Report has been revised as of March 16, 2003. All revised and/or added text is shown in bold print. 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 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. 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. The Engineering Division has also indicated concern with the slope of the sidewalk and is requesting that a cross section for the sidewalk be submitted for review and approval. **On March 12, 2003, staff met with the applicant and his consultant to discuss the outstanding issues relative to the expansion project. In particular, the**

STAFF REPORT

March 27, 2003

No. 03PD006 - Major Amendment to a Planned Commercial Development to allow for the expansion of a funeral home **ITEM 22**

consultant submitted an elevation of the proposed retaining wall and a cross section for the proposed sidewalk. Staff has reviewed and approved both the elevation and cross section. On March 13, 2003, the applicant submitted surety in the form of a Letter of Credit to insure the construction of the sidewalk to be located along the east side of Derby Lane as it abuts the subject property.

Fence: A six foot high wood fence is located along the east lot line of the subject property. Chapter 15.40.030 of the Rapid City Municipal Code states that "...in commercial zoning districts, fences and walls may be erected or maintained; provided that no fence or wall over four feet shall be erected or maintained in any front yard. A portion of the six foot high wood fence is located within the front yard, outside of the sight triangle. On March 20, 2003 the applicant submitted a Fence Height Exception to allow the fence to remain within the front yard. In addition, the applicant submitted a revised site plan identifying that the fence will be lowered to four feet within the front yard if the Fence Height Exception is not obtained. As such, staff is recommending that the applicant obtain a Fence Height Exception or lower the fence as identified.

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.

Drainage Improvements: A previously approved Preliminary and Final Plat for the subject property identified that a drainage channel and pipe must be constructed along the east lot line. **The Engineering Division has indicated that prior to Planning Commission approval, the drainage improvements must be completed or surety must be posted for the improvement.**

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. On February 19, 2003, the applicant submitted a revised site plan showing the location of the water and sewer lines.

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

STAFF REPORT

March 27, 2003

No. 03PD006 - Major Amendment to a Planned Commercial Development to allow for the expansion of a funeral home **ITEM 22**

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 square feet. In addition, the parking lot layout has been revised. The existing and proposed use(s) require that a minimum of 41 parking spaces be provided. Two of the parking spaces must be handicap accessible with one of the handicap accessible spaces being van accessible. The revised site plan identifies that 41 parking spaces with two of them being handicap accessible as identified are being provided.

The sign has been posted on the property and the certified mailing receipts have been returned. Staff has received one call of inquiry regarding the proposed development. The caller was not in opposition of the request.