

**MINUTES OF THE
RAPID CITY PLANNING COMMISSION**

April 6, 1995

MEMBERS PRESENT: Tom Anderson, Jim Borchert, Dan Dryden, John Herr, Andy Knight, Timothy Sughrue, and Linda Walters.

STAFF PRESENT: Marcia Elkins, David Hough, Timothy Huey, Susan Weber, Jan Hardie, Dan Hodge, and Rod Sudbeck.

Vice-Chairman Knight called the meeting to order at 7:00 a.m.

6. Brookside Subdivision #3 Item

An application by Paula Ruedebusch, Director for the South Canyon Lutheran Church Preschool was considered for a Use on Review for a Preschool on Lots 1 through 7 Brookside Subdivision #3, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4333 Brookside Drive.

Hough presented the request and stated that the preschool will care for sixteen (16) children during two morning sessions. Hough stated that staff has concerns with the current parking configuration which utilizes a portion of the property west of the church for parking stalls located within the right-of-way for 44th Street. Hough noted that this problem was identified during the 1992 Use on Review request for the expansion of the church and also during subsequent variance requests with no correction occurring regarding the parking concerns.

Anderson moved to recommend that the Use on Review for a Preschool at 4333 Brookside Drive be approved with the following stipulations:

1. That a fire key entry system shall be installed prior to the opening of the preschool;
2. That the petitioner shall designate 1120 square feet of open, interior play area in lieu of an outdoor play yard;
3. That parking shall be eliminated from the 44th Street right-of-way prior to the opening of the preschool, as stipulated in the May 1992 Use on Review for the expansion of the church; or a bond filed for the cost of the improvements and,
4. That Section 17.50.150 of the Rapid City Municipal Code shall be continually met.

The motion was seconded by Dryden.

Pastor Thalacker, pastor of South Canyon Lutheran Church, stated that the membership of the church have been asked not to park in the area west of the church. Thalacker stated that the church would like to leave the pavement intact due to the cost involved in removing this pavement.

Thalacker stated that they are willing to post "No Parking" signs in this area and that they will leave this area unstriped so as to not encourage parking. Thalacker stated they will reiterate to the membership of the church that this area is only to be used for a driveway and not for parking purposes. Thalacker asked if they could apply for a variance to use the area located within the right-of-way until such time as 44th Street is widened or reconstructed.

**BROOKSIDE SUBDIVISION ITEM CONTINUED (PAGE 2)
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Elkins reminded the Commission that any variances to the Off-Street Parking regulations must be heard by the Zoning Board of Adjustment.

Rod Sudbeck, Engineering Division, stated that the frontage along 44th Street consists of rollover curb and gutter which allows traffic to enter and exit anywhere along this frontage. Sudbeck stated traffic should cue at only one point along this frontage for safety reasons and suggested the petitioner could identify through appropriate signage a single access point along this frontage.

Anderson stated he believed that the church could prohibit parking in this area through methods other than removing the blacktop. Sughrue concurred and suggested that physical barriers, adequate striping, and education and enforcement of this issue by the church could achieve the elimination of parking in this area.

Don Knudsen, parishioner, stated that eliminating parking in this right-of-way eliminates any parking directly adjacent to the church due to the width of the right-of-way. He suggested a compromise of constructing curb stops at the west edge of the parking area which would assist in cueing the traffic and also allowing parking stalls directly adjacent to the church.

Discussion continued regarding the amount of space required by the Off-Street Parking Ordinance for parallel parking adjacent to the church.

Anderson moved to amend his motion by revising stipulation #3 to read "That parking shall be eliminated from the 44th Street right-of-way with the exception of parallel parking along the building with the addition of curb stops along the street and a sidewalk walkway. The amendment was seconded by Walters.

The vote on the amendment carried unanimously.

The vote on the amended motion carried unanimously (7 to 0) to recommend that the Use on Review for a Preschool at 4333 Brookside Drive be approved with the following stipulations:

1. That a fire key entry system shall be installed prior to the opening of the preschool;
2. That the petitioner shall designate 1120 square feet of open, interior play area in lieu of an outdoor play yard;
3. That parking shall be eliminated from the 44th Street right-of-way with the exception of parallel parking along the building with the addition of curb stops along the street and a sidewalk walkway and,
4. That Section 17.50.150 of the Rapid City Municipal Code shall be continually met.

* There are an additional 61 + 55 parking slots.

Many Drive

our entrance

101 Parking Spots
(217 Total / 156 Required)

an Church

12' Addition

25' Setback

5' to street curb

