

STAFF REPORT

June 26, 2003

No. 03PD030 - Major Amendment to a Planned Commercial Development to allow an expansion of a recreational use **ITEM 38**

GENERAL INFORMATION:

PETITIONER	Darin Lee for Black Hills Promotions
REQUEST	No. 03PD030 - Major Amendment to a Planned Commercial Development to allow an expansion of a recreational use
EXISTING LEGAL DESCRIPTION	Lot 4A, Meridian Subdivision, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.43 acres
LOCATION	Pirate's Cove, 1500 North Lacrosse Street
EXISTING ZONING	General Commercial District w/Planned Commercial Development
SURROUNDING ZONING	
North:	General Commercial District w/Planned Commercial Development
South:	General Commercial District w/Planned Commercial Development
East:	General Commercial District w/Planned Commercial Development
West:	General Commercial District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	05/07/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to allow an expansion of a recreational use be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Planning Commission approval, the applicant shall verify that the sight triangles are maintained in a clear and free manner at the intersection of Meridian Lane and the access drive into the parking lot of the proposed lot and all adjacent lots in compliance with the City of Rapid City Municipal Codes;

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Fire Department Recommendations:

2. The applicant shall verify at all times that access to the proposed expansion of use is maintained for all emergency vehicles at all times;
3. The applicant shall verify that the location of the proposed expansion of use shall not block or impede access to fire hydrants or any other fire appliance at any time;

Urban Planning Division Recommendations:

4. Any additional signage at the site shall require a major amendment to the Planned Commercial Development;
5. Any additional lighting to support night time use shall require a major amendment to the Planned Commercial Development;
6. Any additional reduction of parking spaces or expansion of use which requires more parking spaces than available at the site shall require a major amendment to the Planned Commercial Development; and
7. All stipulations of the original approval shall be met at all times.

GENERAL COMMENTS: The applicant is requesting an amendment to the Planned Commercial Development to allow an inflatable slide to be located in the parking lot of Pirates Cove. The slide is in the shape of the Titanic, and the slide is over three stories tall. The total height of the slide is 35 feet with the footprint of the slide to be 30 feet by 60 feet. This results in a square footage of 1800 square feet. The applicant has requested year round usage of the inflatable slide. The applicant has stated the slide would be inflated and deflated at the start times and ending times of each day.

The Planned Commercial Development – Initial and Final Development Plan was approved April 1, 1991 for an 18 hole miniature golf course at the site. This Initial and Final Development Plan was approved with four stipulations:

1. That the plat of Lot 4 and second reading of the General Commercial rezoning be approved in conjunction with this PCD;
2. That all site development and construction comply with the approved site plan;
3. That the grading, drainage, parking and landscaping plans be submitted for review and approved by City Staff prior to the issuance of a building permit; and,
4. That any further expansion of the development be approved with an amendment to this Use on Review.

In addition, on August 2, 1999 a major amendment was approved for this Planned Commercial Development to allow ice cream sales in the parking lot at the site. The ice cream sales use no longer exists at the site.

STAFF REVIEW: Staff has reviewed the request for a Major Amendment to a Planned Commercial Development, and has noted the following issues:

Sight Triangles: The location of the inflatable amusement ride is located on the south end of the parking lot along Meridian Lane. Prior to Planning Commission approval, a revised site plan

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needs to be submitted for review and approval showing compliance with all sight triangles at the sight including adjacent lots. The sight triangles for the approaches of the parking lots onto Meridian Lane for Pirates Cove and for Wal-Mart need to be verified for compliance with the City of Rapid City Municipal Code.

Parking: The submitted site plan identifies that the inflatable slide will occupy 1,800 square feet in the parking lot eliminating nine parking spaces, as well as generating a need for an additional nine off-street parking spaces. There are 73 off-street parking spaces located on the site. Based on the miniature golf course use and the area of the recreational slide, a total of 54 off-street parking spaces are required. Any additional expansion of use which would require more parking spaces than the available 73 parking spaces would require a major amendment to the Planned Commercial Development.

Emergency Vehicle Access: The submitted site plan does not identify the locations of the nearest fire hydrants. Prior to the initiation of use, the applicant shall verify with the City of Rapid City Fire Department the locations of all fire hydrants which would potentially service the site. In addition, the applicant shall verify that the proposed expansion of use shall not prohibit access to any fire hydrants or fire appliances in the case of an emergency. Furthermore, the proposed expansion of use shall maintain clear and free access to the site for emergency vehicles at all times.

Lighting and Signage: The applicant has stated there would be no additional lighting at the site for the purposes of using the proposed inflatable slide in evening hours. If any additional lighting is proposed at the site, a major amendment shall be required in order to determine the appropriateness of the lighting, and the ability of the lighting to be constructed in such a way as to minimize the impacts on the surrounding land uses. In addition, any additional lighting proposed at the site shall be reviewed for the impact of additional visual clutter on the night time traffic flows through out the area.

The applicant has not submitted any information for additional signage at the site. Any additional signage to be proposed for this expansion of use shall be submitted to the Planning Department and the Building Inspection Department for review and approval prior to Planning Commission approval. If any additional signage is to be proposed at a later or date or any expansion of existing signs is to be proposed, than a major amendment to the Planned Commercial Development shall be required.

Staff recommends that the Major Amendment to a Planned Commercial Development to allow the proposed expansion of a recreational use be approved with the stated stipulations. As of this writing, the receipts from the certified mailing have not been returned; however, the Major Amendment to a Planned Commercial Development sign has been posted on the property. Staff will notify the Planning Commission at the June 26, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has received no calls and no written comments concerning the proposed Planned Development Designation.

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