

STAFF REPORT

July 24, 2003

No. 03PD034 - Major Amendment to a Planned Commercial Development to allow an On-Sale Liquor Establishment **ITEM 21**

GENERAL INFORMATION:

PETITIONER	Five T Motorcycle Partnership
REQUEST	No. 03PD034 - Major Amendment to a Planned Commercial Development to allow an On-Sale Liquor Establishment
EXISTING LEGAL DESCRIPTION	Lot 1, Lot 2, Lot 3, R&L Subdivision, Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.83 acres
LOCATION	3030 Lange Road
EXISTING ZONING	General Commercial w/Planned Commercial Development
SURROUNDING ZONING	
North:	No Use District
South:	Light Industrial District /No Use District
East:	No Use District
West:	Light Industrial District
PUBLIC UTILITIES	City Water and on-site sewer
DATE OF APPLICATION	07/02/2003
REPORT BY	Karen Bulman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to allow an On-sale Liquor Establishment be approved with the following stipulations:

Fire Department Recommendations:

1. Fire Department shall approve Tent Inspection Checklists and Tent Inspection Plan Reviews prior to the event;
2. All current fire codes shall be continually met;

Building Inspection Division Recommendations:

3. A Temporary Use Permit shall be obtained prior to the initiation of the event each year;
4. The applicant shall obtain a Sign Permit for any advertising signs or any directional signs over five square feet in size, posted in conjunction with this event;

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Police Department Recommendations:

5. All individuals served alcoholic beverages shall be carded and shall wear a wristband. No alcohol sales shall occur after dark;
6. Adequate security shall be provided at all times including monitoring of incoming and outgoing vehicular traffic while alcohol is being sold on the premises;
7. Staff shall attend the alcohol sales classes presented by the Rapid City Police Department prior to the event;
8. There shall be no organized concerts or other entertainment;

Urban Planning Division Recommendations:

9. The Temporary On-sale Liquor Establishment use shall be approved to coincide with the Sturgis Rally and Races each year;
10. The event shall begin no earlier than 11:00 a.m. and cease on or before 11:00 p.m.;
11. The Temporary Use Permit with the Planned Commercial Development request shall be subject to review in three years; and,
12. A Temporary On-sale Liquor Establishment use shall also be approved for one day only in September 2003. The event shall begin no earlier than 11:00 a.m. and cease on or before 11:00 p.m.

GENERAL COMMENTS: This property is located at 3030 Lange Road, north of U.S. Interstate 90 and east of Deadwood Avenue and is zoned General Commercial District with a Planned Commercial Development. In June 2002, a Planned Commercial Development – Initial and Final Development Plan was approved by the City Council. The Planned Commercial Development allowed an on-sale liquor establishment on the property subject to review in one year. The applicant has submitted an application for a Major Amendment to a Planned Commercial Development to allow an on-sale liquor establishment on the subject property as stipulated in the Planned Commercial Development – Initial and Final Development Plan. This amendment will allow the on-sale liquor establishment for a period of three years.

The applicant plans to operate the on-sale liquor establishment during the Sturgis Motorcycle Rally and Races each year. There will be security officers available during the day and night. Wristbands will be used to identify the customers who are old enough to consume alcohol. There will be no organized concerts or other entertainment; however, the applicant plans to have vendors and tents for the event.

In addition, the applicant requests a one day only Temporary On-sale Liquor Establishment use in September 2003, to allow the Rapid City Chamber of Commerce to hold a mixer on the subject property.

STAFF REVIEW: Prior to the initiation of the event, a site plan with the number of tents showing the appropriate aisle widths and the required portable toilets must be submitted to the Fire Department for review and approval along with the Tent Inspection Checklist and Tent Inspection Plan Review.

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A Temporary Use Permit must be obtained prior to the initiation of the event each year. Directional signs that do not exceed five square feet are allowed on the premise in conjunction with this event. A Sign Permit must be obtained for directional signs exceeding the minimum size or for any advertising signs.

The Planned Development Designation provides a mechanism to insure that any possible adverse impacts are mitigated. Staff has reviewed this application for an Amendment to a Planned Commercial Development on the subject property to allow the on-sale liquor establishment and recommends approval with stipulations subject to review in three years. After three years, if there are no complaints or violations, the recommendation will be made to continue the Planned Commercial Development to allow an on-sale liquor establishment and will be reviewed only on a complaint basis.