

STAFF REPORT
July 22, 2004

No. 04UR008 - Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District **ITEM 31**

GENERAL INFORMATION:

PETITIONER	Chuck Rausch
REQUEST	No. 04UR008 - Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot 3B and all of Lot 4 and N1/2 of Lot 5 in Railroad Block Three of Jackson View Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .25 acres
LOCATION	1116 Jackson Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/22/2004
REVIEWED BY	Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District be continued to the August 5, 2004 Planning Commission meeting to allow the applicant to provide additional information.

GENERAL COMMENTS: Ordinance 4058 amending the General Commercial Zoning District to allow monument sales and engraving as a Conditional Use was approved by the City Council on May 17, 2004. The applicant is requesting the Conditional Use Permit to allow monument sales and engraving at 1116 Jackson Boulevard. The subject property is zoned General Commercial. The properties surrounding the subject property are also zoned General Commercial. The applicant has submitted a plan showing the intended type of services to be done on site and has submitted information showing that the actual engraving work will be done in an enclosed area.

STAFF REVIEW: Staff has reviewed this request for a Conditional Use Permit to allow monument sales and engraving on the subject property. The subject property was the

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location of a retail printing business. Changing the use of the building to monument sales and engraving requires that the building comply with current building codes. The 5000 square foot building will require new building plans stamped by an architect/engineer, showing that the building meets all required codes. In addition, landscaping and parking plans need to be submitted. The applicant has been notified and requests this application be continued in order to be able to submit the additional information.

Staff is requesting the Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District be continued to the August 5, 2004 Planning Commission meeting to allow the applicant to submit additional information.

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the July 22, 2004 Planning Commission meeting if the notification requirement has not been met. Staff has received no inquiries or objections regarding the proposed Conditional Use Permit at the time of this writing.