

STAFF REPORT
July 22, 2004

No. 04UR010 - Conditional Use Permit to allow the construction of a distributing center in excess of 5,000 square feet in the General Commercial Zoning District

ITEM 32

GENERAL INFORMATION:

PETITIONER	TSP for Western Mailers
REQUEST	No. 04UR010 - Conditional Use Permit to allow the construction of a distributing center in excess of 5,000 square feet in the General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot B of Lot 27, all of Lots 28-32, Block 3, Park Addition Subdivision, all in Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .47 acres
LOCATION	224 E. St. Joseph Street
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 water and sewer
DATE OF APPLICATION	06/25/2004
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION: Staff recommends that this item be tabled.

GENERAL COMMENTS: The subject property is located at the northwest corner of East Saint Joseph Street and Elm Avenue. Currently there are two structures located on the subject property. The applicant is proposing to remove the two existing structures and construct a 10,000 square foot distributing center on the site. The applicant is requesting approval of a Conditional Use Permit to allow a distributing center in excess of 5,000 square feet in the General Commercial Zoning District.

STAFF REVIEW: Staff has reviewed the request and determined that the proposed use is better classified as a service establishment which is a permitted use in the General Commercial Zoning District. As such, Staff recommends that the Planning Commission table this request. Staff is processing an application fee refund.