

STAFF REPORT  
August 5, 2004

---

**No. 04UR008 - Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District**      **ITEM 17**

---

GENERAL INFORMATION:

PETITIONER	Chuck Rausch
REQUEST	<b>No. 04UR008 - Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District</b>
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 **approved with the following stipulations:**

- 1. A building permit shall be obtained prior to construction;**
- 2. A Certificate of Occupancy shall be obtained prior to occupying the building;**
- 3. All provisions of Section 17.50.270, the minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met;**
- 4. A minimum of 10 parking spaces, including one van handicap accessible space, shall be striped and curb stops located at all parking spaces;**
- 5. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met;**
- 6. Any engraving work must be done within an enclosed area;**
- 7. No outdoor displays, inventory or sales are allowed;**
- 8. No outdoor cranes or equipment used to load or unload monuments are allowed;**

STAFF REPORT  
August 5, 2004

---

**No. 04UR008 - Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District**      **ITEM 17**

---

9. Any noise, dust or vibrations shall be completely confined within an enclosed building; and,
10. All requirements of the Uniform Fire Code shall be met.

**GENERAL COMMENTS:** This staff report has been revised as of July 27, 2004. All revised and/or added text is shown in bold print. 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 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. **A revised set of plans has been submitted by the applicant.**

Staff has reviewed this request for a Conditional Use Permit as it relates to the applicable provisions of Section 17.54.030 of the Rapid City Municipal Code and has noted the following issues:

**Monument Engraving**

The applicant has indicated that the property will be used for retail sales and monument engraving. The monument engraving will be located at the rear of the building and not visible to the public, and will occupy less than 15% of the floor surface. The engraving must be done within an enclosed building. Noise, dust and vibrations must be kept in an enclosed building and follow OSHA guidelines. Any outdoor activities, such as cranes or equipment used to load or unload monuments, or any displays or sales of monuments, shall not be allowed.

**Building Codes**

Prior to this application, the subject property was a retail printing business. Due to a change in use for this property, the building must meet all current building codes. The applicant has indicated that a delivery truck may be parked inside the building. A sand-oil receptor must be installed in the building if there will be indoor vehicle parking. Building codes require that the bathroom and entrance/exit door be handicap accessible. A minimum of 10 off-street parking spaces, including one van handicapped accessible space, must be provided. All parking spaces shall be striped

STAFF REPORT  
August 5, 2004

---

**No. 04UR008 - Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District**      **ITEM 17**

---

and curb stops placed on each parking space. Currently, some landscaping is located on the property adjacent to Jackson Boulevard. The applicant has provided an acceptable landscaping plan indicating that the required 5000 landscaping points will be provided. The applicant has indicated that a landscaping sculpture may be included in the landscaping area in the future. (Revised 7-27-04)

Staff is requesting the Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District be **approved with the above stated stipulations.** (Revised 7-27-04)

As of this writing, the required sign has been posted on the property **and** the receipts from the certified mailing have been returned. Staff has received **one inquiry (Revised 7-27-04)** but no objections regarding the proposed Conditional Use Permit at the time of this writing.

STAFF REPORT  
August 5, 2004

---

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

---