

STAFF REPORT  
April 21, 2005

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**No. 05UR004 - Major Amendment to a Conditional Use Permit to eliminate landscaping islands located within the parking lot for a church in a Medium Density Residential District**

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**ITEM 46**

GENERAL INFORMATION:

PETITIONER	Don Douma for Atonement Lutheran Church
REQUEST	<b>No. 05UR004 - Major Amendment to a Conditional Use Permit to eliminate landscaping islands located within the parking lot for a church in a Medium Density Residential District</b>
EXISTING LEGAL DESCRIPTION	Lot 5 of Madison's Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.87 acres
LOCATION	602 Auburn Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	General Agriculture District (Pennington County)
West:	Low Density Residential District/Low Density Residential II District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/16/2005
REVIEWED BY	Todd Tucker / Dave Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit to eliminate landscaping islands located within the parking lot for a church in a Medium Density Residential District be denied.

GENERAL COMMENTS:

The subject property is located at the northwest corner of North Haines Avenue and Auburn Drive. On March 25, 2005 the Planning Commission approved a Conditional Use Permit (04UR002) to allow the construction of a church in the Medium Density Residential Zoning District. The approved site plan showed three landscape islands located within the parking lot and one island located within the driveway access to the parking lot. The applicant is requesting a Major Amendment to the Planned Residential Development to revise the landscape plan removing the three landscape islands located within the parking lot and add additional landscaping along the south and west of the parking lot.

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

Future Parking Lot: Section 17.50.300 (E.1.c) of the Rapid City Municipal Code requires that planter islands shall be provided at a ratio of one such area for every 50 parking spaces. The applicant's site plan shows that 70 parking stalls will be provided within the parking lot. Staff noted that the approved site plan for the Conditional Use Permit shows a future parking lot located on the south side of the existing parking lot. The future parking lot has an additional 38 parking stalls with no landscaping islands. The additional 38 parking stalls will increase the total parking on site to 108 parking stalls requiring a minimum of two landscaping islands. As such, a minimum of two landscaping islands must be provided within the parking lot. Staff also noted that the future parking lot is located in the area where the additional landscaping is proposed. As such, staff recommends that the request be denied as the proposed location for the landscaping that will replace that located within the landscaping island will have to be relocated when the additional parking lot is constructed in the future.

Circulation: Staff noted that one of the reasons for landscaping islands is to direct the flow of traffic and to insure that vehicles are parked correctly when parking stall striping is not visible due to snow and ice on the ground. Staff has concerns that removal of the two landscaping islands located at the east and west ends of the 90 degree parking stalls located in the center of the parking lot will reduce the traffic flow and circulation within the parking lot. Staff also has concerns that the removal of the two central landscaping islands will have an adverse impact on the orderly parking of vehicles during inclement weather. As such, staff recommends that the request be denied.

Site Compliance: The approved site plan for the Conditional Use Permit indicates that the existing gravel driveway was to be removed. Staff noted that the existing access to the subject property from Haines Avenue has not been removed. The existing access to the subject property from Haines Avenue and the existing gravel drive must be removed to bring the site into compliance with the site plan approved for the Conditional Use Permit.

Staff is recommending that this Major Amendment to a Conditional Use Permit be denied.