

STAFF REPORT

October 6, 2005

No. 05UR017 - Conditional Use Permit to allow a church in a Medium Density Residential Zoning District **ITEM 18**

GENERAL INFORMATION:

PETITIONER	Abiding Word Evangelical Lutheran Church
REQUEST	No. 05UR017 - Conditional Use Permit to allow a church in a Medium Density Residential Zoning District
EXISTING LEGAL DESCRIPTION	Lot 2, Block 8, Western Heights Subdivision, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.03 acres
LOCATION	4021 Range Road
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/6/2005
REVIEWED BY	Karen Bulman / David L. Johnson

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a church in a Medium Density Residential Zoning District be approved with the following stipulations:

1. Prior to Planning Commission, a revised parking plan shall be submitted for review and approval;
2. Prior to Planning Commission, a revised landscaping plan shall be submitted for review and approval;
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. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met;
5. All requirements of the 2003 International Uniform Fire Code shall be continually met;
6. A sign permit shall be obtained prior to construction of the sign;
7. Prior to Planning Commission, an elevation of the steeple shall be submitted for review and approval; and,

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8. A building permit will be required prior to installation of the steeple.

GENERAL COMMENTS: The subject property is located at 4021 Range Road near Stevens High School. The subject property is being used as an existing church. The church has submitted a Conditional Use Permit indicating that they would like to revise their existing parking and landscaping plan, add a steeple, and revise a sign. The subject property is zoned Medium Density Residential and the properties surrounding the subject property are zoned Medium Density Residential District, with the exception of the Public Zoning District located north of the church.

STAFF REVIEW: 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:

Parking: The church has seating for 160 and as such will need 40 parking stalls. The submitted site plan indicates that 43 off-street parking spaces will be provided, including one handicapped accessible stall. It appears that the handicap stall may not meet the parking requirements. As such, a revised site plan must be provided indicating that the parking spaces meet the requirements of the Parking Regulations.

Signage: An existing metal sign is located on the north side of the property along Range Road. A copy of the sign has been submitted indicating a 10 foot long, one foot deep and 30 inch high sign. The applicant is proposing to add a small pitched shingled roof to the sign. A sign permit will be required for the proposed sign to meet the requirements of the Sign Code.

Landscaping: The applicant has provided a landscaping plan for the subject property. The landscaping plan does not include a list of materials or numbers of plantings. A revised landscaping plan is required identifying the specific types of plant materials that are provided to meet the number of landscaping points within the Landscaping Regulations.

Steeple: A 21 foot tall steeple is proposed to be added to the top of the building. An elevation of the steeple as it will appear on the church will need to be submitted and a building permit will be required prior to installation of the steeple.

Notification: As of this writing, the required sign has been posted on the property but the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the October 6, 2005 Planning Commission meeting if this requirement has not been met.

Staff recommends that the Major Amendment to the Conditional Use Permit be approved with the previously stated stipulations.