

STAFF REPORT
January 5, 2006

No. 05PD080 - Major Amendment to a Planned Commercial Development **ITEM 23**

GENERAL INFORMATION:

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| PETITIONER | Owen H. Emme for Summit, Inc. |
| REQUEST | No. 05PD080 - Major Amendment to a Planned Commercial Development |
| EXISTING LEGAL DESCRIPTION | Lots 1R Revised and 2R Revised, Summit Industrial Park and the balance of Lot X of Lot H2 of the NW1/4 of the SW1/4, Section 22, T2N, R7E, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 12 acres |
| LOCATION | At the northeast corner of the intersection of Deadwood Avenue North and Tatanka Road |
| EXISTING ZONING | Light Industrial District |
| SURROUNDING ZONING | |
| North: | No Use District |
| South: | No Use District |
| East: | No Use District |
| West: | Light Industrial District - General Agriculture District |
| PUBLIC UTILITIES | Private |
| DATE OF APPLICATION | 11/18/2005 |
| REVIEWED BY | Mike Maxwell / Emily Fisher |

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to revise the approved drainage plan be continued to January 26, 2006 Planning Commission meeting to allow the applicant time to submit additional information.

GENERAL COMMENTS: The subject property is located at the northeast corner of Deadwood Avenue and Tatanka Road. The applicant has request a Major Amendment to a Planned Commercial Development to modify the current drainage plan, to allow overnight camper parking on the vendor lot during the Sturgis Bike Rally and to reduce the number of parking space from 288 to 102 with six handicapped accessible stalls.

On June 9, 2005 the Planned Commercial Development Initial-Final Development Plan was approved by the Planning Commission allowing the site to be used as a Vendor Park.

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STAFF REVIEW: Staff has reviewed the Major Amendment to the Planned Commercial Development and has noted the following issues:

Parking: The Initial-Final approval for the Planned Commercial Development required that 288 off-street parking stalls, with eight being handicapped accessible, be provided for the proposed development. The applicant is requesting that the number of spaces be reduced from 288 with eight handicapped accessible space to 102 off-street parking stalls with six handicapped accessible spaces. The applicant has provided a vehicle count for the days of the Sturgis Bike Rally. The traffic count shows that the Saturday after the rally was the busiest day for cars count, with the maximum number being 50 cars at 12:00 pm. The applicant has shown through the traffic study that the majority of the customers that visited the vendor park were motorcycle customers. The applicant has provided a 20,000 square foot parking area on the vendor park site for motorcycle parking. Staff supports the reduction of off-street parking stalls as the vendor park will primarily serve customers with motorcycles.

Overnight Camping: The applicant has requested that overnight camping during the Sturgis Bike Rally be allowed for vendors only. Staff would support overnight parking for vendors in fully contained campers. No primitive camping would be allowed and no overnight camping for other than for vendors would be allowed. Camping will not be allowed at any other time of the year.

Grading and Drainage: Prior to Planning commission approval, a grading and drainage plan including a sediment and erosion control plan must be submitted for review and approval. Staff has also noted that an agreement with the adjoining landowners must be obtained to allow fill to be placed on the adjoining property.

Fire Safety: Prior to Planning Commission approval, the applicant shall provide documentation on how the 1500 gpm of water flow as required for firefighting will be provided at the location or an exception to the 1500 gpm fire flow shall be obtained from the Rapid City Fire Department.

Staff is recommending that the Major Amendment to a Planned Commercial Development be continued to the January 26, 2006 Planning Commission to allow the applicant time to submit the requested information.