

STAFF REPORT
January 5, 2006

No. 05PD088 - Major Amendment to a Planned Commercial Development **ITEM 28**

GENERAL INFORMATION:

PETITIONER	Bob Westlake for Derby Advertising, Inc.
REQUEST	No. 05PD088 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots B, C, H, J, L, M and W of Kashmir Subdivision, located in the NE1/4 SE1/4, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.42 acres
LOCATION	2720 Chapel Lane
EXISTING ZONING	General Commercial District - General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Flood Hazard District
South:	General Commercial District
East:	Flood Hazard District
West:	General Commercial District - Flood Hazard District
PUBLIC UTILITIES	City sewer and water and private well
DATE OF APPLICATION	12/9/2005
REVIEWED BY	Karen Bulman / Bob Dominicak

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the January 26, 2006 Planning Commission meeting.

GENERAL COMMENTS: The subject property is located south of Shore Drive and east of Chapel Lane at 2720 Chapel Lane. The subject property is currently zoned General Commercial District and General Commercial District with a Planned Commercial Development. On May 16, 1994 the City Council approved a Planned Commercial Development (1296) for a restaurant on the subject property. On April 4, 2002, the Planning Commission also approved a Major Amendment to the Planned Commercial Development (02PD010) to allow the expansion for outdoor seating. On April 4, 2002, the Planning Commission approved a Conditional Use Permit (02UR007) for the subject property to allow a temporary structure in the Flood Hazard Zoning District for 15 event days per year. The applicant is now proposing to utilize a house and motel on the property for private functions, convert the laundromat into a micro winery and remodel the garage of the house into a jacuzzi suite. The applicant is seeking approval of a Major Amendment to a Planned

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Commercial Development for the improvements on the subject property.

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

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the building.

Design Features: A residential structure and a motel located on the subject property are proposed to be used as a place for private parties during the winter months. No changes will be made to the structures for this use. During the summer months, the residential structure will be used as motel space. The applicant is proposing to remodel the garage of the residence into a Jacuzzi suite. In addition, the applicant proposes to change the laundromat structure into a micro winery. The redevelopment of the subject property also includes adding additional parking spaces.

Signage: The applicant has not submitted any additional sign packages. Any future signage on the property will require a Major Amendment to the Planned Commercial Development.

Landscaping: The proposed Major Amendment to a Planned Commercial Development will require that all landscaping points be provided. The applicant's site plan shows the proposed location of landscape areas to include trees, shrubs, and grass. The submitted plan appears to meet all the requirements of the Landscape Ordinance.

Parking Plan: The Rapid City Municipal Code requires off-street parking stalls be provided for the proposed development. The applicant's site plan indicates off-street parking stalls. However, the required number has not been determined. A revised site plan of the house and additional structures will be needed to determine the required number of off-street parking spaces. The proposed parking plan must meet the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Fire Safety: All requirements of the 2003 International Fire Code must be continually met. The structures that will be used for private parties to include alcohol sales will need to be sprinklered.

Legal Description: The legal description did not include Lots D and K. However, the parking plan submitted includes those lots. As such, the legal description for the Major Amendment must be re-advertised to include Lots D and K.

Drainage: Any expansion of paved parking areas will require drainage plans. The applicant shall submit plans for any street improvements, parking lot paving, curb and gutter and approaches. A water system analysis to verify the source and adequate water quantity for domestic and fire flows will need to be submitted prior to obtaining a building permit.

Notification: As of this writing the required sign has not been posted on the property and the

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receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the January 5, 2006 Planning Commission meeting if these requirements have not been met.

Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the January 26, 2006 Planning Commission meeting at the applicant's request to allow additional information to be submitted and to re-advertise the correct legal description.