

STAFF REPORT  
January 26, 2006

---

**No. 05PD080 - Major Amendment to a Planned Commercial Development**      **ITEM 32**

---

GENERAL INFORMATION:

PETITIONER	Owen H. Emme for Summit, Inc.
REQUEST	<b>No. 05PD080 - Major Amendment to a Planned Commercial Development</b>
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	none
DATE OF APPLICATION	11/18/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the following stipulations;

1. The number of off-street parking spaces shall be reduced from 288 with eight handicapped accessible spaces to 102 with six handicapped accessible spaces;
2. The Vender overnight parking on the property shall be allowed only in fully self contained recreational vehicles;
3. No open fires shall be allowed on the property at any time;
4. Vendors shall continuously comply with the International Fire Code;
5. A 24 hour security/fire watch shall be maintained on site;
6. A 4000 gallon tanker shall be on site and available for fire fighting purposes;
7. Fire access of a minimum of 20 feet shall be continually provided between vendor sites;
8. Prior to the initiation of the event the applicant shall stripe the parking lot as shown on the site plan;

STAFF REPORT  
January 26, 2006

---

**No. 05PD080 - Major Amendment to a Planned Commercial Development** **ITEM 32**

---

9. At such time as central water is available to the area, the applicant shall connect to the facility and provide fire hydrants as required; and;
10. The Major Amendment to the Planned Commercial Development shall allow the event on the site for a three year period. A subsequent Major Amendment shall be obtained after the duration for the use to continue.

GENERAL COMMENTS: The subject property is located at the northeast corner of Deadwood Avenue and Tatanka Road. The applicant has requested 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 spaces from 288 to 102 with six handicapped accessible spaces.

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

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 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 spaces to 102 off-street parking stalls with 6 handicapped accessible spaces. The applicant provided a vehicle count for the days of the Strugis Bike Rally. The traffic count shows that Saturday after the rally was the busiest day for cars, 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 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 and the applicant has provided sufficient space for such parking.

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

Fire Safety: The applicant has proposed that a 4000 gallon tanker be positioned on the property for fire fighting; in addition the applicant will be required to provide a 24 hour security/fire watch on the property during the event. The vendors shall continually comply with the International Fire Codes and access requirements. In particular fire access of a minimum of 20 feet shall be continually provided between vendor sites. In addition at such time as central water is available to the area, the applicant shall connect to the facility and provide fire hydrants as required.

Staff recommends that the Major Amendment to the Planned Commercial Development be approved with the above stated stipulations.