

STAFF REPORT
May 24, 2007

No. 07UR007 - Major Amendment to a Conditional Use Permit

ITEM 34

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07UR007 - Major Amendment to a Conditional Use Permit
EXISTING LEGAL DESCRIPTION	<p>A parcel of land located in the NE¼ NE¼, Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of said Section 33, T2N, R8E, BHM, said point being coincident with the southeast corner of Section 28, T2N, R8E, BHM, and said point being located within Elk Vale Road right-of-way; thence, westerly along the south line of said Section 28, and coincident with the north line of said Section 33, N89°59'35W, a distance of 127.35 feet, more or less, said point being located on the west line of Elk Vale Road right-of-way, and said point being marked by a rebar with aluminum SD-DOT cap, thence S00°07'49"E a distance of 183.05 feet, more or less to the point of beginning, said point being located on the west line of Elk Vale Road right-of-way, and said point being marked by a rebar with survey cap "LS 6565"; thence, S89°50'38"W, a distance of 59.44 feet, more or less, to a point marked by a rebar with survey cap "LS 6565"; thence, along the arc of a curve to the left whose chord bears S61°46'00"W and has a length of 102.48 feet, more or less, having a radius of 250.05 feet, more or less, and a central angle of 23°39'02" and an arc length of 103.21 feet, more or less; thence, S49°56'30"W; a distance of 101.29 feet, more or less, to a point marked by a rebar with survey cap "LS 6565"; thence, along the arc of a curve to the right whose chord bears S69°52'58"W and has a length of 238.78 feet, more or less, having a radius of 350.06 feet, more or less, a central angle of 39°52'57" and an arc length of 243.67 feet, more or less; thence, S45°00'26"W, a distance of 48.30 feet, more or less to a point marked by a rebar with survey cap "LS 6565"; thence, S00°00'28"W, a distance of 262.50 feet, more or less to a point marked by a rebar with survey cap "LS 6565"; thence, S89°59'35"E, a distance of 486.81 feet, more or less to a point marked by a rebar with survey cap "LS 6565"; thence, north along the west line of Elk Vale Road right-of-way, N00°07'57"W, a distance of 492.66 feet, more or less, to the point of beginning. Said tract of land contains 4.27</p>

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	acres or 186,001 square feet, more or less
PARCEL ACREAGE	Approximately 2.67 acres
LOCATION	Southwest corner of the intersection of North Elk Vale Road and Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	Water and Sewer
DATE OF APPLICATION	4/27/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit be continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Conditional Use Permit to allow for a reduction of required parking, and submittal of a sign package. The subject property is located southwest of the intersection of North Elk Vale Road and Eglin Street. A convenience store with a detached car wash is currently under construction on the subject property. A Conditional Use Permit (#06UR016) to allow for a car wash in a General Commercial District was approved by the Planning Commission on September 7, 2006.

STAFF REVIEW:

Staff has reviewed the applicant's request for a Major Amendment to a Conditional Use and noted the following considerations:

SIGNAGE:

The applicant has submitted documentation identifying proposed wall signs and a proposed 45 foot pole sign. Staff has noted that the location of the proposed pole sign is not indicated on the submitted site plan. In addition the proposed pole sign does not reflect the character of the building, which consist of brick, natural rock, stucco, and wood. Staff has noted that the pole signs should reflect the character of the primary structure located on the lot. Staff has also noted that no landscaping is shown around the base of the pole sign, staff recommends that the base of the pole sign be landscaped with evergreen vegetation.

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Staff has also noted that the proposed wall signs sign package, and the proposed pole sign should to be drawn to scale and prepared by a professional sign contractor.

PARKING:

As a stipulation of approval of the Conditional Use Permit (#06UR015) to allow a car wash in a General Commercial District, 84 parking spaces, four to be handicapped access with one of those being "van accessible" were required. The applicant has submitted a Major Amendment to a Conditional Use to reduce the number of required parking spaces to 73 parking spaces from the required 84 parking spaces. Staff has noted that the applicant needs to provide a floor plan of the existing structures located on the site so that the required parking can be calculated based on the use.

Staff finds that additional information is need to complete the review for a Major Amendment to a Conditional Use permit. Staff recommends that this item be continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit additional information.