

STAFF REPORT
August 5, 2010

No. 10UR022 - Conditional Use Permit to allow a Church in a Low Density Residential Zoning District **ITEM 24**

GENERAL INFORMATION:

APPLICANT/AGENT	Father Michel Mulloy
PROPERTY OWNER	Cathedral of Our Lady of Perpetual Help
REQUEST	No. 10UR022 - Conditional Use Permit to allow a Church in a Low Density Residential Zoning District
EXISTING LEGAL DESCRIPTION	The balance of Lot 2 of the NW1/4 SW1/4, Section 12, T1N, R7E, platted, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.87 acres
LOCATION	520 Cathedral Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Commercial District - Office Commercial District
East:	Low Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/12/2010
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a Church in a Low Density Residential Zoning District be continued to the August 26, 2010 Planning Commission meeting.

GENERAL COMMENTS: The applicant is requesting a Conditional Use Permit to allow a church in a Low Density Residential Zoning District. The property is located at 520 Cathedral Drive. The site is the current location of Cathedral of Our Lady of Perpetual Help and is zoned Low Density Residential District. The property located east and north of the property is zoned Low Density Residential District. The property located west of the property is zoned High Density Residential District. The property located south of the property is zoned General Commercial District and Office Commercial District.

The church has submitted a request to install a sign on the property. A church in a Low

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Density Residential District is allowed through a Conditional Use Permit. Although this church has been in this location for several years, a Conditional Use Permit has not been approved. As such, the applicant is requesting a Conditional Use Permit to allow a church in the Low Density Residential District to include the placement of a sign on the property.

STAFF REVIEW: Staff has reviewed the Conditional Use Permit request and has noted the following considerations:

Signage: The church proposes to install an internally lit 10 foot by 8 foot monument sign with a cross that will be located on the east boundary of the property. The sign will be placed on a brick base. The sign is white with black lettering and the cross will be gold in color. The total height of the sign will be 12 feet. The site plan submitted indicates that the sign will be in the sight triangle for pedestrians and the driveway. The church has indicated that the sign will be relocated out of the sight triangle. A revised site plan must be submitted showing the exact location of the sign prior to Planning Commission approval. The sign will be 80 square feet in size. However, the property is only allowed a 32 square foot sign. As such, the applicant will need to obtain a variance to the Sign Code from the Sign Code Board of Appeals for the larger sign prior to Planning Commission approval. The next Sign Code Board of Appeals meeting is August 18, 2010. As such, staff recommends that the application be continued to the August 26, 2010 Planning Commission meeting to allow the applicant to seek a variance from the Sign Code Board of Appeals.

Parking: The church has seating for 1,000 people, requiring a total of 250 parking spaces. The site plan indicates that a total of 165 spaces are available for the church. The site plan is not complete and as such, does not indicate whether the parking plan meets the requirements of the parking ordinance. As such, a revised parking plan must be submitted to indicate the total available spaces and aisle widths.

Landscaping: The landscaping plan submitted does not identify the developed area and the square footage of all the buildings. Staff cannot accurately review the submitted landscaping plan to determine compliance with the adopted ordinances due to the scale of the information on the plan. Prior to Planning Commission approval, a revised landscaping plan must be submitted for review and approval. All landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Elevations: The applicant has indicated that elevations of the buildings located on the site will be submitted prior to the August 26, 2010 Planning Commission meeting.

Permits: A Sign Permit must be obtained prior to any installation of signs.

Staff recommends that the Conditional Use Permit to allow a church in a Low Density Residential Zoning District be continued to the August 26, 2010 Planning Commission meeting, at the applicant's request, to allow the applicant time to submit the additional information in accordance with the Rapid City Municipal Code.