

STAFF REPORT

March 22, 2001

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**No. 01PD007 - Planned Commercial Development - Initial and Final Development Plan** **ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Canyon Lake Park, LLC
REQUEST	<b>No. 01PD007 - Planned Commercial Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	The south half (S1/2) of Lot C and the west 165 feet of the east 495 feet of Lot A of Lot Two (2) in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Nine (9) in Township 1 North of Range 7 East of the Black Hills Meridian (said Lot Two (2) sometimes referred to as the Hughes Tract) in the City of Rapid City; together with an easement for ingress, egress and parking on Lot One (1) of Lot D and on Lot One (1) of Lot Three (3) of Lot A, both in Lot Two (2) in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Nine (9) in Township 1 North of Range 7 East of the Black Hills Meridian (said Lot Two (2) sometimes referred to as the Hughes Tract) in the City of Rapid City, as set forth in instrument recorded March 21, 1988, in Book 33 of Misc. records on Page 7730 in the office of the Register of Deeds, Pennington County, South Dakota; and the east 125 feet of north 125 feet of Lot C of Lot Two (2) of Hughes Tract located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.14 Acres
LOCATION	4020 Jackson Boulevard
EXISTING ZONING	General Commercial District - Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	General Commercial District - Medium Density Residential District
West:	General Commercial District - Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer

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REPORT BY

Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be denied.

GENERAL COMMENTS: The applicant is proposing to convert the former Fitness Center structure into an office building with a total of 25,000 gross square feet of floor area. As part of the development, they are proposing to rezone a .36 acre parcel from Medium Density Residential Zoning District to General Commercial Zoning District that is located directly to the north of the Fitness Center.

As part of the development of the property, a parking lot is being proposed for construction on the property north of the building. A single family residence is currently located on the property. The property gains access from Lakeview Drive which is a sixteen foot right-of-way. Lakeview Drive serves as the principal access to a mixture of single family residences and multi-family residences located along it. The Lakeview Drive right-of-way does not meet even the City minimum standards for an alley or a street right-of-way. The development plan identifies that all access to the proposed development including the proposed parking lot will be from Jackson Boulevard and no access will be allowed on Lakeview Drive. To accomplish this, the developers have proposed to remove eight feet (8') from the east end of the existing structure which would provide a twenty foot (20') wide access aisle to the proposed parking lot.

The design of the proposed parking lot consists of forty-four parking spaces. A six foot (6') high wood screening fence is being proposed to be constructed along the east, west, and north sides of the parking lot. The fence on the north side of the parking lot is being proposed to be setback fifteen feet (15') from the property. A landscape buffer would be installed along the Lakeview Drive frontage. The fence would preclude any access to Lakeview Drive.

The applicant is proposing to put a hip roof structure on the building. Also a new entry way feature/ canopy will be constructed. The existing stairs will be removed and relocated to the interior of the building. Windows will be installed around the entire exterior of the building as shown on the attached elevation.

STAFF REVIEW: Staff has reviewed the proposed request and has noted the following considerations:

In reviewing the request to change the zoning designation on the north part of the proposed Planned Commercial Development, Staff identified concerns with the extension of the commercial development into the existing residential neighborhood.

There are also a number of concerns with the proposed development plan. One of the main issues is parking. Based on the site plan submitted, the applicant is proposing to provide 106 parking stalls that meet Rapid City minimum parking standards. Twenty-one (21)

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parking stalls are located on the neighboring property to the east. A parking easement exists allowing the shared use of this parking lot between the subject property and the existing dentist office. Sixteen of these parking stall must be designated for the dentist office use which would provide five additional parking stalls for the proposed office building. The total number of required off-street parking spaces for both the proposed office building and the dentist office is 141 parking spaces. Based on the combination of both uses, an additional thirty-five (35) parking stalls are required. Staff can not support a reduction of twenty-five percent (25%) in the minimum off-street parking spaces. Also, the applicant has not identified an adequate number of accessible parking spaces.

There are also concerns with drainage, emergency vehicle access, and approach locations. Based on the issues identified, Staff can not support the Planned Commercial Development application.