

STAFF REPORT

October 26, 2000

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**PLID #00PD047 - Planned Light Industrial Development -  
Initial and Final Development Plan**

**ITEM 33**

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GENERAL INFORMATION:

PETITIONER	Sandra Runde
REQUEST	<b>PLID #00PD047 - Planned Light Industrial Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	Lot D of Lot 1 of Adams Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.47 Acres
LOCATION	1055 East Chicago Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Light Industrial Development - Initial and Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall provide a triangle shaped major drainage easement provided north and east of the existing major drainage easement to the corner of the property. This easement shall extend along the portion of vacated Riley Avenue that is located on this property.

Fire Department Recommendations:

2. Prior to City Council approval, the applicant shall provide an on-site fire hydrant as required as part of the original Building Permit approval. The location of the fire hydrant shall be coordinated with the Fire Department;
3. Access to within 150 feet of all points of the building shall be maintained at all times;

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#### Urban Planning Division Recommendations:

4. Prior to issuance of Certificate of Occupancy, all outdoor storage shall be screened by seven foot solid wood screening fence. The finished side of the fence shall face towards all neighboring properties;
5. All outdoor storage areas shall be either paved or a dust palliative approved by the Rapid City Engineering Division shall be utilized to insure the area is maintained in a dust free manner;
6. The outdoor storage identified on the south portion of the lot shall not include any area identified as grass on the site plan;
7. Prior to issuance of a Building Permit, the applicant shall submit a revised parking plan identifying 32 parking spaces of which 2 parking spaces shall be accessible for person with disabilities;
8. That 85 percent of the required landscaping points be allowed in the public right-of way. If in the future the landscaping needs to be removed for a street or utility project, the owner of the property will be responsible to provide the required landscaping on the property;
9. No fencing shall be allowed in the shared access easement;
10. A twenty foot side yard setback shall be allowed on the west side of the property; however, no additional encroachments or expansions of the existing building shall be allowed unless a Major Amendment is approved; and,
11. The use of the property shall be limited to a retail and distribution establishment. Any change of use will require a Major Amendment to the Planned Light Industrial Development.

GENERAL COMMENTS: The applicant is proposing to rezone the former Eagle Buy-Rite property from General Commercial to Light Industrial with a Planned Light Industrial Development. The property is located in northeast Rapid City one block west of Cambell Street on Chicago Street. An approximately 13,500 square foot metal building is located on the property. A major drainage crosses the northeast corner of the property.

The proposed Planned Light Industrial Development would use 7,500 square feet of the building for warehouse, 3,000 square feet for retail, and 3,000 square feet for office space. The southern portion of the property has been identified as an outdoor storage area that would be screened by a six foot chain link fence with slats.

STAFF REVIEW: Staff has reviewed the Planned Light Industrial Development and has noted the following considerations:

Drainage - A major drainage crosses the northeast corner of the property. Currently, there are two 48 inch concrete pipes that convey the drainage under the parking lot to the open channel located to the southwest of the property. The two 48 inch concrete pipes do not have sufficient capacity to handle the existing flows. Engineering staff is requesting that a

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triangular shaped major drainage easement shall be provided north and east of the existing major drainage easement to the corner of the property. This easement shall extend along the portion of vacated Riley Avenue that is located on this property. The drainage easement will allow the City to construct additional improvements for this drainage channel in the future.

Fire Hydrants - An on-site fire hydrant was required as part of the original Building Permit. The fire hydrant was never installed. The Fire Department is requesting that the fire hydrant be installed before City Council takes final action on the Planned Light Industrial Development. The applicant needs to coordinate the location of the on-site fire hydrant with the Fire Department.

The Fire Department has also indicated that access to the structure must be provided within 150 feet of all points on the building. The outdoor storage area on the south side of the building will need to be modified to allow emergency response access to the southwest side of the building.

Outdoor Storage - The applicant is proposing an outdoor storage area on the south side of the property. A portion of this area is paved while the rest of the area is gravel with a small portion being a grass area. Staff is requesting that the outdoor storage area be modified to eliminate the grass area. The grass area is part of the minimum required landscaping for the property. In 1997, the Zoning Board of Adjustment granted a variance allowing 85 percent of the landscaping points in the public right-of-way with the stipulation if in the future the landscaping needs to be removed for a street or utility project, the owner of the property will be responsible to provide the required landscaping on the property. Staff supports allowing the increase landscaping in the right-of-way but can not support a reduction in the overall landscaping points.

Outdoor storage facilities for building materials require a seven foot high obscuring fence. The applicant has proposed a six foot chain link fence with slats. A chain link fence with slats meets the requirement for an obscuring fence but Staff does not support this type of fence due to aesthetic qualities. Often the slats are either blown out or break leaving gaps in the fencing. Also, the slats do not completely screen the storage material. Staff is requesting that a seven foot solid wood screen fence be constructed around the storage yard with the finished side to face out towards the neighboring properties.

Parking - The applicant's parking plan identifies an adequate number of parking spaces for the proposed use. The site plan also reflects two parking spaces for persons with disabilities. However, the parking stalls do not meet current standards for accessible aisle width. Additionally, one of the stalls needs to meet the standards for a van accessible stall. Staff is requesting that prior to issuance of a building permit a revised parking plan is submitted for review and approval.

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Setbacks - The building was constructed under the General Commercial Zoning District regulations. The General Commercial Zoning District allows for a zero side yard setback. The building was constructed with a twenty foot side yard setback. However, the Light Industrial Zoning District requires a twenty-five foot side yard setback. Staff is recommending that the Planned Light Industrial Development allow for the twenty foot setback; however, no further expansion or additional expansion can occur without a Major Amendment to the Planned Light Industrial Development.