

STAFF REPORT

October 26, 2000

UOR #00UR036 - Use on Review to allow a warehouse in excess of 5,000 square feet in the General Commercial Zoning District

ITEM 11

GENERAL INFORMATION:

PETITIONER	Dream Design International for Dan O'Brien
REQUEST	UOR #00UR036 - Use on Review to allow a warehouse in excess of 5,000 square feet in the General Commercial Zoning District
LEGAL DESCRIPTION	Lot 10 of Tract E of Deadwood Avenue Tract, Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.26 Acres
LOCATION	On Plant Street at the intersection of Deadwood Avenue and Lien Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District-Light Industrial District
East:	Light Industrial District
West:	General Commercial District-Light Industrial District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Use on Review to allow a warehouse in excess of 5,000 square feet in the General Commercial Zoning District be approved with the following stipulations:

Fire Department Recommendation:

1. The proposed building shall be sprinkled as shown on the site plan and the sprinkler system shall be designed for the most hazardous type/classification of storage;

Building Inspection Recommendation:

2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

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3. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;

Transportation Planning Division Recommendations:

4. All truck traffic shall enter and/or exit the property from Plant Street. No trucks shall be allowed to enter or exist the property from Deadwood Avenue. In addition, a sign shall be posted on the property directing all truck traffic to the Plant Street approach;

Urban Planning Division Recommendations:

5. Prior to City Council approval, the site plan shall be revised to show a minimum of seven (7) handicap parking spaces and a loading space area adjacent to the loading dock with a 45 foot turning radius;
6. Prior to City Council approval, a bond shall be secured to insure that the required landscaping be planted no later than May 1, 2001;
7. That approval of this Use On Review allows vehicles exceeding 1 ½ ton rated capacity to access the property in the General Commercial District.
8. That approval of this Use On Review shall expire if the use for which it was granted has ceased for a period of two years or more, or if the use as approved has not been completed within two years of the approval.

GENERAL COMMENTS: The applicant has submitted a Use On Review request to allow an 18,000 square foot warehouse to be located on the subject property and to allow vehicles exceeding 1 ½ ton rated capacity to access the property in the General Commercial District. The warehouse will be located in the basement of a proposed 36,000 square foot structure to be constructed on the east side of the property. The applicant has indicated that the top floor of the proposed structure, an 18,000 square foot area, will be used as office space for Black Hills Fibercom. The warehouse located within the basement will be used exclusively by Black Hills Fibercom.

A 26,400 square foot strip mall is currently located on the eastern half of the subject property adjacent to Deadwood Avenue. A second strip mall, 18,000 square feet in size, is currently located along the northern portion of the property adjacent to Lien Street.

On August 25, 2000, a Preliminary and Final Plat application was submitted to subdivide the subject property into two lots sized 2.316 acres and 5.950 acres, respectively. The two existing strip malls and the proposed structure are located on the 5.950 acre lot to be known as Lot 10A. The 2.316 acre lot is currently void of any structural development.

A grading permit and a footings and foundation permit have been issued to allow the applicant to start work on the project. The applicant is aware that if the Use On Review is not approved to allow a warehouse in excess of 5,000 square feet to be located on the property, that the use of the structure will be limited to those uses permitted in the General Commercial District.

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Staff Review: Staff has reviewed this request and has noted the following considerations:

Access: The property is currently bordered on three sides by public right-of-way. Deadwood Avenue is located along the east lot line, Plant Street is located along the west lot line and Lien Street is located along the north lot line. Deadwood Avenue and Lien Street currently serve as access to the two existing structures. The applicant's site plan identifies that Plant Street will serve as access to the proposed structure located along the west lot line. Staff is concerned with truck traffic entering the property from Deadwood Avenue in order to access the proposed warehouse. The applicant has indicated that all truck traffic to the loading docks located along the east side of the warehouse will enter and exit the property from Plant Street. Staff is recommending that a sign be posted on the property directing all truck traffic to the Plant Street approach.

Off-Street Parking Requirement: The total parking requirement for the existing and proposed uses on the property is 261 spaces. The applicant's site plan identifies 341 parking spaces. Seven of the spaces must be handicap accessible with a minimum of two spaces located adjacent to each of the three buildings. In addition, the applicant's site plan identifies a loading dock located on the east side of the proposed building requiring a minimum 12 foot in width, 40 foot in length and 14 foot in vertical clearance as a loading space adjacent to the dock. A 45 foot turning radius must also be maintained at the end of the loading space to allow trucks to safely maneuver to the loading dock(s). Prior to City Council approval, the site plan must be revised to show the handicap parking spaces and the loading space area with a 45 foot turning radius.

Fire Department Comments: The applicant has indicated that the proposed structure will be sprinkled. The Fire Department has indicated that the sprinkler system must be designed for the most hazardous type/classification of storage. Staff is recommending this as a condition of approval.

Landscaping: A minimum of 194,272 landscaping points are required on the subject property. The applicant's site plan identifies that 194,950 landscaping points will be provided. Currently, some of the landscaping required for phase one of the on-going development has not been planted. The applicant has indicated that a bond could be posted to insure that all the landscaping is in place no later than May 1, 2001. Staff is recommending that the bond be posted as a condition of approval.

Design Feature: The exterior of the two existing buildings have a concrete masonry unit (concrete block) finish. The applicant has indicated that the portion of the basement extending above ground level on the proposed structure will have a similar finish and that the top floor will be of wood frame construction. The structure will be light tan in color with a wall mounted tenant

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sign located along Plant Street. No additional lighting is proposed other than that required in the parking lot area. Based on the combination of commercial and industrial uses located on adjacent properties, the proposed structure should not have an adverse affect upon existing and proposed development within the area.

Public Notification: The receipts from the certified mailings have been returned. In addition, the Use On Review sign has been posted on the property. Staff has not received any calls or inquires regarding this proposal.

Staff has reviewed the proposed Use on Review request and is recommending approval contingent upon compliance with the previously stated stipulations.