

STAFF REPORT

March 8, 2001

No. 01UR008 - Use on Review to allow a warehouse in excess of 5000 square feet and to allow delivery vehicles rated at more than one and one half ton capacity in the General Commercial Zoning District **ITEM 34**

GENERAL INFORMATION:

PETITIONER	RCS Construction
REQUEST	No. 01UR008 - Use on Review to allow a warehouse in excess of 5000 square feet and to allow delivery vehicles rated at more than one and one half ton capacity in the General Commercial Zoning District
LEGAL DESCRIPTION	Lots 1 and 2 of Carefree Subdivision, NE1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.763 Acres
LOCATION	Immediately north of 2220 Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District/Light Industrial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and septic
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use on Review to allow a warehouse in excess of 5000 square feet and to allow delivery vehicles rated at more than one and one half ton capacity in the General Commercial Zoning District be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, detailed septic system plans for Lots 2 and 3 of Carefree Subdivision shall be submitted for review and approval;
2. Prior to issuance of a Building Permit, detailed construction plans shall be submitted for review and approval;

Building Inspection Division Recommendations:

3. Prior to issuance of a Building Permit, three sets of Architectural/Engineer stamped plans shall be provided;

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4. Prior to issuance of a Building Permit a complete sign package shall be submitted and approved by the Building Inspection Division;
5. That no Off-Premise signs shall be allowed on the property;
6. A Building Permit shall be obtained prior to any construction;
7. A Certificate of Occupancy shall be obtained prior to occupying the building;

Fire Department Recommendations:

8. Prior to issuance of a Building Permit the applicant shall identify on the site plan the location of all fire hydrants within a 500 foot radius;

Urban Planning Division Recommendations:

9. Prior to issuance of a Building Permit, Lots 2 and 3 of Carefree Subdivision shall be designated as a Developmental Lot by the Planning Director;
10. Prior to issuance of a Building Permit a landscaping plan identifying a landscaping buffer of no less than ten coniferous trees on the west property line of Lot 2 of Carefree Subdivision;
11. A minimum setback of 58 feet from the north property line of Lots 1 and 2 of Carefree Subdivision shall be provided and, a revised site plan shall be submitted prior to issuance of a Building Permit;
12. Prior to issuance of a Building Permit the 8 foot minor drainage and utility easements between Lots 1 and 2 of Carefree Subdivision shall be vacated; and,

Air Quality Division Recommendations:

13. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits.

GENERAL COMMENTS: The applicant is proposing to locate a shipping and receiving warehouse for a non-profit organization on the subject property. This property is abutting the Interstate 90 East North Street exit ramp and is highly visible to motorists driving on Interstate 90 and the exit ramp. The primary use of the facility will be to receive and ship goods with a small portion of the facility used for administrative purposes. The site plan indicates that the building will have 28,000 square feet of warehouse/storage area and 2000 square feet of office space. The Rapid City Municipal Code does not allow wholesale and distributing centers involving more than 5000 square feet of storage area nor the use of any delivery vehicle rated at more than one and one-half ton capacity as a permitted use within the General Commercial Zoning District. Therefore, the applicant is requesting Use on Review approval to allow a warehouse in excess of 5000 square feet and to allow delivery vehicles rated at more than one and one half ton capacity in the General Commercial Zoning District.

STAFF REVIEW: Staff has reviewed the Use on Review and has identified the following major issues:

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Septic Systems: Currently the drainfield for the septic system for the building on Lot 3 of Carefree Subdivision is located on Lot 2 of Carefree Subdivision. The applicant has provided staff with a copy of an Addendum to the purchase agreement, which states .. "the owner of Lot 3 will proceed with the necessary permits to install a new drainfield on Lot 3 for the use of the existing building on Lot 3. The seller then agrees to abandon drainfield and drainfield easement on Lot 2 of Carefree Subdivision." The Engineering Division has requested that prior to issuance of a Building Permit the applicant provide detailed plans for review and approval for the proposed septic systems for Lots 2 and 3 of Carefree Subdivision.

Eglin Reconstruction: The South Dakota Department of Transportation has noted that the East North Street Exit to Interstate 90 is programmed to be rebuilt in 2004. Though final plans are not complete, preliminary plans show the reconstruction of a portion of Eglin Street along the north property line of the subject property. In addition, the preliminary plans show that a portion of Eglin Street will be removed along the frontage of these properties and a new intersection will be constructed in Lot 1 of Carefree Subdivision. To insure that adequate space is maintained for the future construction of Eglin Street the South Dakota Department of Transportation and the Rapid City Engineering Division has requested that a minimum 58 foot setback be provided from the north property line of Lots 1 and 2 of Carefree Subdivision. Staff met with the applicant and discussed this issue. The applicant agreed to reconfigure the building to provide the additional setback to accommodate the future road construction.

Developmental Lot: The site plan submitted by the applicant shows that the proposed building will be constructed across the east lot line of Lot 2 and that the 8 foot minor drainage and utility easement will be vacated. In addition, the applicant must obtain Developmental Lot Designation for Lots 2 and 3 of Carefree Subdivision from the Planning Director.

Landscaping: As previously mentioned this property is highly visible to motorists driving on Interstate 90 and the East North exit ramp. The East North Street exit ramp is a main entrance to the City and as such staff believes a landscaping buffer along the west property line is necessary. Therefore staff is requiring that a landscaping buffer of no less than ten coniferous trees shall be provided on the west line of Lot 2.

Land use: Staff has reviewed this request with respect to Section 17.54.030 (E) of the Rapid City Municipal Code and finds it to be in compliance with the 12 criteria for Use on Reviews. The site plan submitted by the applicant identifies that adequate parking, turning and loading areas for delivery vehicles rated at more than one and one-half ton capacity, access and landscaping have been proposed for this property. Adjacent properties include the South Dakota Department of Transportation maintenance yard and Shamrock Nursery. Large truck traffic is incidental to both of these properties uses. The addition of large truck traffic on the subject property should have a minimal effect on these adjacent properties.

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The close proximity of this property to Interstate 90 also makes this an appropriate location for this use.

As of this writing, the receipts from the certified mailings have been returned and the required Use on Review sign has been posted on the property. No inquiries have been received regarding this proposal.