

STAFF REPORT

August 23, 2001

---

**No. 01UR006 - Use on Review to allow a caretakers residence in the Light Industrial Zoning District**      **ITEM 23**

---

GENERAL INFORMATION:

PETITIONER	Samuel J. and Faye E. Bice
REQUEST	<b>No. 01UR006 - Use on Review to allow a caretakers residence in the Light Industrial Zoning District</b>
LEGAL DESCRIPTION	Lot 2 of Lot K of Bice Subdivision located in the NW1/4 of the SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.262 acres
LOCATION	1220 1/2 Creek Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Flood Hazard District
East:	Flood Hazard District
West:	General Agriculture District
PUBLIC UTILITIES	Well and septic system
REPORT BY	Lisa Seaman

RECOMMENDATION:    **Staff recommends that the Use on Review to allow a caretakers residence in the Light Industrial Zoning District be approved with the following stipulations:**

**Engineering Division Recommendations:**

- 1. Prior to issuance of a Certificate of Completion, an Elevation Certificate shall be obtained;**
- 2. Prior to issuance of a Building Permit, a revised site plan shall be submitted identifying the location of the existing septic system utilized by the existing industrial structure and the proposed caretaker's residence;**

**Building Inspection Department Recommendations:**

- 3. A building permit shall be obtained prior to any construction and a Certificate of Completion shall be obtained prior to occupancy;**

**Urban Planning Division Recommendations:**

- 4. That the residential use shall be incidental to the Light Industrial use and for the purpose of providing security for the industrial use; and,**

## STAFF REPORT

August 23, 2001

---

### **No. 01UR006 - Use on Review to allow a caretakers residence in the Light Industrial Zoning District** **ITEM 23**

---

- 5. Prior to City Council approval, a revised site plan shall be submitted identifying paved parking and circulation for the caretaker's residence and the existing industrial building in accordance with the Off-Street Parking Ordinance or a variance shall be obtained from the Zoning Board of Adjustment.**

GENERAL COMMENTS: A 3,480 square foot building containing offices and a shop is located on this property. Mastel Precision Surgical Instruments Inc. is currently leasing this building and utilizing the shop to construct display structures. A recent fire destroyed the 25 foot by 100 foot caretaker's residence that has been located on this property since July, 1972. The applicant has indicated that vandalism has been an on going problem in this area and that the caretaker's residence provides security for the property. The applicant wishes to locate a new 25 foot by 100 foot mobile home on the property and is requesting Use on Review approval to allow a caretaker's residence in the Light Industrial Zoning District.

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

**Fire Safety:** The Fire Department reviewed this request and has noted that the applicant must provide information regarding hydrant locations, access and circulation to the residence as well as the shop and office.

**Flood Hazard Zone:** The site plan submitted by the applicant shows that the proposed existing caretakers residence will be partially located within the Rapid Creek hydraulic floodway. The Rapid City Municipal Code identifies the floodway as an extremely hazardous area and "prohibits encroachments, including fill, new construction, substantial improvements and other development unless a technical evaluation by a professional engineer demonstrates that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge". Therefore the Engineering Division has requested that the applicant provide a detailed topographic map showing the exact location of the floodway boundary and the proposed and existing improvements. The proposed location must be outside of the hydraulic floodway.

**Parking and access:** The applicants site plan identified a graveled driveway that serves as access for the caretaker's residence as well as the shop and office located on the subject property. The Parking Ordinance requires that when a building is erected and in excess of twenty percent of the gross square footage of the existing structures parking must be provided for all buildings and that access and parking facilities must be paved to City minimum construction standards. The caretaker's residence will require two parking spaces and the Planning Division is requesting that the applicant provide a detailed floor plan of the existing shop and office building to determine the number of parking spaces required for that structure.

**The applicant has applied for a variance from the Zoning Board of Adjustment to waive the off-street parking requirements. Staff is aware that the Planning**

STAFF REPORT

August 23, 2001

---

**No. 01UR006 - Use on Review to allow a caretakers residence in the Light Industrial Zoning District**      **ITEM 23**

---

Commission is hesitant to act on an application request when variance requests are outstanding. This request was scheduled for action by the Zoning Board of Adjustment on August 7, 2001; however, a quorum was not present at the August 7, 2001 meeting and the request was continued to the August 21, 2001 Zoning Board of Adjustment meeting. Staff will notify the Planning Commission at the August 23, 2001 Planning Commission meeting what action was taken by the Zoning Board of Adjustment regarding the variance request.

The applicant has submitted a topographic map identifying that the proposed caretaker's residence will be located outside of the hydraulic floodway. The Engineering Division has noted that prior to issuance of a Building Permit the applicant will be required to identify the location of the septic system utilized for the residence and the existing industrial structure to ensure that the septic system is located outside of the hydraulic floodway.

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