



CITY OF RAPID CITY

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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Marcia Elkins, Planning Director

DATE: February 1, 2002

RE: Parking Requirements for Hi-Tech industrial Production Facilities

On January 22, 2002, I met with Alan Hanks, Council Liaison to the Planning Commission, John Herr, a former Planning Commission member and Bob Brandt, representing the contractor for the Fenske Printing Plant construction project. Concerns were expressed that the existing parking requirements do not appropriately address the off-street parking requirements for high technology, robotic production facilities. They have requested that the Planning Commission authorize staff to proceed with amendments to the Zoning Ordinance to provide specific parking requirements for high technology, robotic manufacturing facilities.

The current parking requirements per square footage of gross floor area (SFGFA) for industrial structures are as follows:

Less than 100,000 SFGFA	2.10 per 1,000 SFGFA
100,000 to 199,000 SFGFA	1.75 per 1,000 SFGFA
200,000 to 399,000 SFGFA	1.60 per 1,000 SFGFA
400,000 to 499,000 SFGFA	1.80 per 1,000 SFGFA
500,000 and greater SFGFA	5.00 per 1,000 SFGFA.

The Fenske building provides a useful example. The facility will utilize a large, computerized printing press significantly reducing the number of employees required in their production process while increasing their total production capacity. The parking was calculated based on 2.1 spaces per 1,000 SFGFA utilizing 49,920 square feet of gross floor area, for a total requirement of 106 off-street parking spaces. The company proposes to provide 63 off-street parking spaces, indicating that those spaces will more than adequately serve the needs of the 25 employees on the site and any visitor requirements.



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In reviewing the issue, staff has suggested that a definition be provided for high technology manufacturing facilities (see below) and that an off-street parking rate of 1.05 per 1,000 square feet of floor area be required. In the Fenske example, the new rate would generate the need for 53 spaces. This ratio would appear to more closely relate to the actual needs of manufacturing facilities relying on computerized and robotic equipment in their production processes.

The most difficult aspect of the proposed amendment is in drafting a definition that adequately describes manufacturing operations that utilize these types of production techniques reducing their labor requirements and subsequently reducing their off-street parking needs. The following definition attempts to address this issue; although, suggested changes are certainly welcome.

High Tech Industrial Production Facility – a facility predominantly utilizing computerized or robotic production techniques with limited labor requirements, including but not limited to computerized printing processes, robotic parts manufacturing, etc.

Recommendation: Staff recommends that the Planning Commission authorize staff to advertise for ordinance amendments to provide a definition for high technology manufacturing facilities and a specific parking rate for those facilities.