

STAFF REPORT

February 21, 2002

No. 01UR058 - Use On Review to allow the outdoor sales and storage of firewood in the General Commercial Zoning District **ITEM 34**

GENERAL INFORMATION:

PETITIONER	Cornerstone Rescue Mission
REQUEST	No. 01UR058 - Use On Review to allow the outdoor sales and storage of firewood in the General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot 15-16 and vacated east 10 feet of 1st Street Adjacent to Lot 16, Block 80, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .190 acres
LOCATION	400 1st Street
EXISTING ZONING	General Commercial Zoning District
SURROUNDING ZONING	
North:	General Commercial Zoning District
South:	General Commercial Zoning District
East:	General Commercial Zoning District
West:	General Commercial Zoning District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/13/2001
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Use On Review to allow the outdoor sales and storage of firewood in the General Commercial Zoning District be approved with the following stipulations:

Engineering Division Recommendations:

- 1. Prior to the initiation of the wood storage and sales use, the circulation aisle shall be paved to minimum city standards;**
- 2. A building permit shall be obtained prior to any construction;**
- 3. That the gate to be installed in the south fence shall be of adequate width to accommodate vehicle turning movements into the adjacent alley;**

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Fire Department Recommendations:

4. That the wood storage area shall be continually be kept clean and free of excessive bark, wood chips, sawdust and wood scraps;
5. That the wood shall be neatly stacked with applicable areas of separation;
6. That Fire Department access shall be continually maintained;

Urban Planning Division Recommendations:

7. Prior to initiation of the wood storage and sales use, screening slats shall be installed and continually maintained in the existing chain link fence or a solid wood fence or masonry wall shall be constructed and maintained in lieu of the chainlink fence;
8. That the wood storage area shall be continually maintained free of rodents, insect and other pests;
9. That activities associated with the fire wood storage and sales shall be limited to stacking, bundling, loading and unloading of the fire wood;
10. That the Use On Review is granted for a period of eighteen months subject to renewal by the Planning Commission and City Council;
11. That approval of this Use On Review shall expire if the use is not undertaken and completed within two years of the date of approval by City Council, or if the use as approved has ceased for a period of two years; and,
12. That the hours of operation shall be limited to the hours of 7:00 a.m. and 8:00 p.m.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the February 7, 2002 Planning Commission meeting. The Cornerstone Rescue Mission has submitted this request for a Use On Review to allow the outdoor storage and sale of firewood in the General Commercial Zoning District. The applicant has indicated that the outdoor storage and sale of firewood will be conducted on the property located west of the existing Cornerstone Mission. The Cornerstone Rescue Mission is developing a program to provide otherwise unemployed people the means to obtain income by cutting, sorting, storing and selling firewood. On November 19, 2001 the City Council approved an ordinance amendment to allow the outdoor sale and storage of firewood as a Use On Review in the General Commercial Zoning District provided that no power equipment be used in processing the firewood.

STAFF REVIEW: Staff has reviewed this proposed Use On Review and is requesting that the applicant submit a revised site plan that includes additional information required for the review of the proposed outdoor sale and storage of firewood. The revised site plan should include the location and amount of wood to be stored on the subject property, the height and type of fencing to be used to screen the outdoor sales and stored firewood, the location of off-street parking required for the proposed use, circulation and loading and unloading areas for the proposed use, proposed landscaping, and the type of surface that will be maintained within the fenced area. In addition, staff is requesting that the applicant provide a services plan that includes details concerning the hours of operation, number of staff required for the proposed use, type of equipment used for the proposed use and a general operations plan.

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On January 23, 2002 the applicant submitted the requested revised site plan and services plan for review.

Services Plan: The applicant has noted that the hours of operation for the wood sales will be during daylight hours and that Mission staff will be assisting customers. The applicant has also stated that all processing of the wood including sawing and splitting will take place at the Rapid City Landfill. Once the wood has been cut and split it will be brought to the firewood sales lot for sorting, staking and bundling. The site plan shows a twelve foot wide paved circulation aisle within the storage lot where customers will park while wood is being loaded into their vehicle. The remainder of the lot will be utilized as storage space for the firewood. Staff is concerned that any wood that remains stacked directly on the ground on the subject property for extended periods of time may become a nesting place for rodents. Therefore, staff is recommending that the firewood storage area be continually maintained free of rodents, insects and other pests.

Screening fence: The subject property is currently surrounded by fencing. The site plan shows a four foot high chain link fence along the west and north property line, a five foot chain link fence along the south property line and a six foot high wooden fence along the east property line. The applicant has indicated a willingness to install slats in the chain link fence to screen the staked wood from the surrounding properties. While slats are not the preferred method of screening due to maintenance and aesthetic concerns, it is the most cost effective due to the presence of the existing chain link fence.

Parking: On August 1, 1994 the City Council approved a Use On Review to allow for the expansion of the Community Care Center with four stipulations. The expansion included the addition of a 4,225 square foot multi-purpose building. One of the stipulations required that 49 off-street parking stalls be continually maintained to serve the Community Care Center and the multi-purpose building. The staff report for this Use On Review noted that the Rapid City Off-Street Parking Ordinance did not establish a standard for missions and that the parking requirement for elderly housing was determined to be the closest fit for the mission use. The Off-Street Parking Ordinance required .5 stalls per room for elderly housing. Staff equated that requirement to .25 parking stalls per person. The mission had sleeping space for 132 people therefore; 33 parking stalls were required. Staff noted that the presence of the Salvation Army, Church Response, the Food Bank, Mission personnel and volunteers increased the need for parking and that the provided 49 stalls appeared to be adequate for the mission purposes.

The Community Care Center still has beds for 132 people; however: the 4,225 square foot multi-purpose building was never constructed. In addition, the Salvation Army no longer occupies any portion of the center. No new structures will be constructed as a part of the proposed wood storage and sales. Staff finds that the 49 parking

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stalls will be adequate for the mission and wood storage and sales use.

Renewal: Staff is unsure of the possible negative and positive impacts the proposed wood storage and sales may have on the surrounding properties and the community as a whole. Therefore, to insure that any unforeseen negative impacts may be mitigated, staff is recommending that the Use On Review to allow the outdoor sales and storage of firewood in the General Commercial Zoning District be granted for an eighteen month period subject to renewal by the Planning Commission and City Council.

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.