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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Trish Anderson, Planner II

DATE: February 27, 2002

RE: Parking Requirements for High Technology Industrial Production Facilities

At the February 7, 2002 meeting, the Planning Commission authorized staff to draft an ordinance amendment defining high technology industrial facilities and a specific parking rate for those facilities. Under the current ordinance, there is no definition of these facilities. Further, the existing parking requirement for industrial facilities is geared toward labor-intensive industrial operations, and does not adequately address the often reduced parking needs for high technology, robotic production facilities.

The issue arose during the building permit process for the Fenske printing building. The facility will utilize a large, computerized printing press significantly reducing the number of employees required in the production process. The number of parking spaces required for this building under the current code for an industrial structure resulted in a total requirement of 106 off-street parking spaces. However, the Fenske operation will only have 25 employees. The company proposed providing 63 off-street parking spaces, indicating that those spaces will more than adequately serve the needs of employees and visitors. Staff agreed with this proposal.

Two issues were identified during this process. First, the need for a definition of high technology manufacturing facilities and second, the need for a parking requirement for said facilities. After much discussion, staff suggests the following definition:

High Technology 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.

Staff believes that an off-street parking rate of 1.05 per 1,000 square feet of gross floor area will meet the off-street parking needs of these facilities. In the Fenske building example, the new rate would generate the need for 53 spaces. This ratio appears to more closely relate to the actual needs of manufacturing facilities relying on computerized and robotic

equipment in their production processes.

Recommendation: Staff recommends that the Planning Commission authorize staff to advertise for a public hearing to consider amendments to the Zoning Ordinance to define high technology industrial production facilities and to specify a parking rate for these facilities.

ORDINANCE # _____

AN ORDINANCE AMENDING CHAPTER 17.04 BY ADDING 17.04.391, A DEFINITION OF HIGH TECH INDUSTRIAL PRODUCTION FACILITY, AND BY AMENDING CHAPTER 17.50.270 TABLE D BY ADDING A PARKING RATE FOR HIGH TECH INDUSTRIAL PRODUCTION FACILITIES

BE IT ORDAINED by the City of Rapid City that the following definition be added to Chapter 17.04 of the Rapid City Municipal Code:

17.04.391 “High Tech Industrial Production Facility” means 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.

BE IT FURTHER ORDAINED by the City of Rapid City that Chapter 17.50.270 Table D be amended to include a parking rate for high tech industrial production facilities:

Land Use Building Type

Hardware Store/Home Center	3.20 per 1,000 SFGFA
High Tech Industrial Production Facility	1.05 per 1,000 SFGFA
Hospital	1.00 per room

CITY OF RAPID CITY

Mayor

ATTEST:

Finance Officer

(SEAL)

First Reading:
Second Reading:
Published:
Effective: