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## MEMORANDUM

TO: Rapid City Planning Commission

FROM: Trish Anderson, Planner II

DATE: April 17, 2002

RE: Parking and Site Plan Requirements for High Technology Industrial Production Facilities

At the March 21, 2002 meeting, the Planning Commission continued the draft ordinance amendment defining high technology industrial facilities to allow staff time to prepare language that addresses site plan submittal requirements for these facilities. Concerns were expressed at that meeting that if the nature of the industrial business changed from a high technology facility to a labor intensive technology, there may not be sufficient area for adequate parking. The provision of a site plan demonstrating the ability to meet the higher parking standards could help guard against large industrial structures on industrially zoned land remaining vacant due to a lack of adequate parking. The following language defines high technology facilities and the site plan submittal requirements for these facilities will be contained within the Table of Parking Spaces in 17.50.270 (D).

**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.**

**Table 17.50.270 (D)**  
**Table of Parking Spaces Required (SFGFA – Square Feet Gross Floor Area)**

<b>High Technology Industrial Production Facilities</b>	<b>1.05 per 1,000 SFGFA<sup>g</sup></b>
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**Table 17.50.270 (D) Notes:**

**(g) A site plan documenting the ability to meet the parking requirement of the high technology facility and the ability to meet the higher standard parking rate for an industrial structure shall be provided at the time of issuance of a building permit for the high technology industrial facility.**

As stated in previous memorandums to the Planning Commission, 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. This ratio appears to more closely relate to the actual needs of manufacturing facilities relying on computerized and robotic equipment in their production processes. Using the Fenske building as an example, the new parking rate would generate the need for 53 spaces. Additionally, during the permitting process, the ability to provide 106 parking spaces meeting the higher rate for an industrial structure would have to be demonstrated on a site plan.