

STAFF REPORT

May 23, 2002

No. 02OA007 - Ordinance Amendment

ITEM 17

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02OA007 - Ordinance Amendment defining high technology industrial facilities and a specific parking rate and the site plan submittal requirements for these facilities
DATE OF APPLICATION	04/25/2002
REPORT BY	Trish Anderson

RECOMMENDATION: Staff recommends that the Planning Commission approve the ordinance amendment regarding the definition of, and the parking rate and site plan submittal requirements for high technology industrial facilities.

GENERAL COMMENTS: 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. The existing parking requirement for industrial facilities is geared toward labor-intensive industrial operations, and does not appear to adequately address the specialized parking needs for high technology, robotic production facilities.

The Fenske printing building is an example of this type of use and the resulting parking needs. 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.

In further discussion of the ordinance at the Planning Commission meeting of March 21, 2002, the Commission directed staff to include in the ordinance amendment language which would require that the site plan submitted at the building permit stage identify the ability to provide additional parking based on the higher standard rate for an industrial structure. 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 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 when the use changes in the future.

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STAFF REVIEW: Three issues were identified during this process: the need for a definition of high technology manufacturing facilities, the need for a parking requirement for said facilities, and the inclusion of the requirement that a site plan documenting ability to meet the parking rate of the higher industrial structure be provided.

The following language defines high technology facilities and will be added to Chapter 17.04 containing the definitions for the Zoning Ordinance. The parking rate and site plan submittal requirements for these facilities will be contained within the Table of Parking Spaces in Chapter 17.50.270 (D).

17.04.391 “High Technology 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.

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

High Technology Industrial Production Facilities	1.05 per 1,000 SFGFA^g
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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.

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. Staff is recommending that the Planning Commission approve this ordinance amendment.