

STAFF REPORT

July 25, 2002

No. 02PD030 - Major Amendment to a Planned Light Industrial Development to allow expansion of the existing building **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Wyo-Leasing for Lost Cabin Constructors, Inc.
REQUEST	No. 02PD030 - Major Amendment to a Planned Light Industrial Development to allow expansion of the existing building
EXISTING LEGAL DESCRIPTION	Lot D of Lot 1 of Adams Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.47 acres
LOCATION	1055 East Chicago Street
EXISTING ZONING	Light Industrial District/Planned Light Industrial Development
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/25/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Light Industrial Development to allow expansion of the existing building be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, the applicant shall submit a revised site plan identifying that the circulation areas and all existing and proposed loading areas within the storage area will be paved;
2. Applicable Knollwood Drainage Basin Fees shall be paid upon issuance of a building permit;

Fire Department Recommendations:

3. Prior to issuance of a Building Permit, the applicant shall provide information regarding

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- storage heights, types of materials stored and accessibility to all points on the building for review and approval by the Fire Department;
4. All Uniform Fire Codes shall be continually met;
 5. Prior to issuance of a Building Permit, the Fire Department shall have reviewed and approved plans to ensure that adequate emergency vehicle access and circulation is being provided to the existing building and proposed addition;

Building Inspection Division Recommendations:

6. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

Air Quality Division Recommendations:

7. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits;

Urban Planning Division Recommendations:

8. That all of the stipulations of approval of the previously approved Planned Light Industrial Development, #00PD047 with the exception of condition #7 must be continually met; and,
9. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met.

GENERAL COMMENTS: On November 6, 2000 the City Council approved an Initial and Final Planned Light Industrial Development Plan for the subject property. The property is located in northeast Rapid City one block west of Cambell Street on Chicago Street. An approximately 13,500 square foot metal building is located on the property. A major drainage crosses the northeast corner of the property.

The original Planned Light Industrial Development Plan identified that 7,500 square feet of the existing building would be used for warehouse, 3,000 square feet for retail, and 3,000 square feet for office space. The southern portion of the property is an outdoor storage area that is screened by a seven foot wooden fence. The applicant is now proposing to construct a 3,000 square foot addition to the south end of the existing building for additional storage.

STAFF REVIEW: Staff has reviewed this request for a Major Amendment to a Planned Light Industrial Development and noted the following issues:

Fire Department concerns: The Fire Department has noted that depending on storage heights, types of materials stored and accessibility to all points on the building the facility may need to be fully fire sprinkler protected. In addition, additional on-site fire hydrants may be required.

Outdoor Storage: The site plan submitted with this request shows that the southern portion of the property will be utilized as an outdoor storage area. The Off-Street Parking Ordinance requires that all vehicle or equipment maneuvering areas and approaches to

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permanent loading areas be paved. Staff is recommending that prior to issuance of a building permit that the applicant submit a revised site plan identifying that the circulation areas and all existing and proposed loading areas within the storage area will be paved.