

STAFF REPORT

August 8, 2002

No. 02UR023 - Conditional Use Permit to allow for mini storage buildings in the General Commercial District

ITEM 43

GENERAL INFORMATION:

PETITIONER	Morton Buildings, Inc. for Sunburst, Inc.
REQUEST	No. 02UR023 - Conditional Use Permit to allow for mini storage buildings in the General Commercial District
EXISTING LEGAL DESCRIPTION	Lots 1, 2 and 3 of Block 4, Pineview Subdivision, Section 25, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.4 acres
LOCATION	620 Howard Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	07/12/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow for mini storage buildings in the General Commercial District be continued until August 22, 2002 Planning Commission meeting to allow time for the applicant to provide further information and a revised site plan.

GENERAL COMMENTS: The applicant is proposing to construct three (3) mini-storage units on the property north of the Travelodge Motel at 620 Howard Street. Two of the buildings will be twenty (20') feet by one hundred thirty one (131') feet in length, and the third building will be forty (40') feet by one hundred one (101') feet in length. The applicant has indicated that the buildings will be eight (8') foot four (4") inches in height; however, no elevations have been submitted. The applicant has indicated that the structures will be with metal buildings of a neutral color. He has indicated that the buildings will be used for storage services, primarily for personal effects and household goods. Currently, the property is

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paved and is used for additional large vehicle parking for the motel. There is a chain link fence constructed on the west, north, and east sides of the subject property. The applicant has stated that he does not plan to enclose the south side of his property for security purposes at this time, but may do that in the future. Access to the property will be provided through an access easement obtained from the Travelodge Motel, which is owned by the applicant.

The property is located in a General Commercial Zoning District and is surrounded by properties located in a General Commercial Zoning District. The property to the west is the location of a lumberyard. A motel is located south of the subject property and a restaurant is located east of the subject property. The land north of the subject property is owned by the City of Rapid City and is used for drainage. The applicant has future plans to put an on-premise sign on the subject property, but does not have a proposed plan at this time. The subject property will have lighting at night for security and safety only. The applicant does not have a proposed plan for lighting at this time.

STAFF REVIEW: Staff has reviewed this request to allow for mini storage buildings in the General Commercial District and has the following concerns:

Drainage, grading and access: The Engineering Department has indicated that the applicant must provide an engineered grading and drainage plan that would include any utilities on site. Potentially, fill may need to be placed on the property to elevate the structure locations to protect them from drainage. The applicant must provide this information before staff can evaluate these issues.

As previously noted, the applicant proposes to provide access to the site via an easement on the adjacent motel site. To date, no easement has been submitted for review.

Building Codes: The Building Inspection Department requires a complete code analysis of the lot and all buildings. The applicant must provide an Architect/Engineered stamped set of plans to demonstrate compliance with all applicable code requirements.

Landscaping: The applicant has submitted a landscape plan for the property showing 11,220 points of landscaping. This does not comply with the minimum requirements of the Zoning Ordinance. A revised site plan must be submitted demonstrating that 13,220 landscaping points are provided and showing curbing between the drive aisles and parking areas and the landscaping areas. The curbing around the plant materials will reduce the lane width on the north side of the subject property, which will require further review by the Fire Department to insure that emergency vehicles can access the site. The property owner is responsible for continual maintenance of all landscape areas, including the replacement of dead plant materials.

Fencing, lane widths: The Fire Department has reviewed the site plan and states that the thirty foot (30') aisle width will be sufficient for their requirements. However, the Fire Department

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will need to review the revised site plan when it is submitted. The Fire Department has concerns regarding the future fencing of the property. If a security fence is provided, then a Knox type padlock or box shall be required for quick access for the emergency equipment.

Revised plan: To date, no elevations of the proposed structures have been submitted. Because of the location of these structures along a major entry way to the community, care must be taken to insure the compatibility of the use and structures with the surrounding uses. In addition, no lighting or sign plan has been submitted. A revised landscape plan must be submitted for review and approval. The revised plan may affect the emergency access to this site. As the applicant has not yet submitted all of the required information, staff is recommending that this request be continued to the August 22, 2002 meeting. The applicant must submit the following information: including, elevation drawings, building color, building materials, lighting plans, fencing plans, and signage plans.

The required sign has been posted on the property indicating that a Conditional Use Permit has been requested. As of this writing, the receipts from the certified mailing have not been returned. Staff will advise the Planning Commission if any of the requirements have not been met. Staff has reviewed this application for a Conditional Use Permit to allow for mini storage buildings in the General Commercial District and recommends this application be continued until the August 22, 2002 Planning Commission meeting to allow time for the applicant to provide the additional required information and a revised site plan in compliance with the applicable requirements of the municipal code.