

STAFF REPORT

September 26, 2002

No. 02SR019 - 11-6-19 SDCL Review to allow the construction of a building and fence **ITEM 22**

GENERAL INFORMATION:

PETITIONER	City of Rapid city
REQUEST	No. 02SR019 - 11-6-19 SDCL Review to allow the construction of building and fence
EXISTING LEGAL DESCRIPTION	Tract A of Wasteland Subdivision of Section 19, T1N, R8E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 229.6 acres
LOCATION	5555 S Highway 79
EXISTING ZONING	Heavy Industrial District/General Agriculture District
SURROUNDING ZONING	
North:	Public District
South:	County
East:	County
West:	County
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/29/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL request to allow construction of a building and a fence be continued to the October 10, 2002 Planning Commission meeting to allow the applicant more time to submit additional information.

GENERAL COMMENTS:

This is a request by the City of Rapid City for approval to construct structures on public land pursuant to the requirements of 11-6-19 SDCL. The proposed development is located in the Heavy Industrial Zoning District at the above legally described property. The applicant is proposing to construct a 40 foot by 60 foot structure and fence on the site.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the Comprehensive Plan or any adopted part thereof, shall be constructed or

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authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". The proposed site is a publicly owned property. In addition, the property is located within the area covered by the Rapid City Comprehensive Plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission as a part of an 11-6-19 SDCL Review.

STAFF REVIEW:

Staff has reviewed the site plan and is concerned that a substantial amount of additional information must be submitted in order to demonstrate that the project complies with the City's standards. The site is located on a 229.6 acre parcel to the west of Highway 79, south of Catron Blvd.

The City of Rapid City Municipal Code Section 15.40.040(A) provides that, "Fences and walls may be erected in front, side and rear yards. Fences shall not exceed a height of eight feet" in industrial zoning districts. The applicant has submitted a detail of the proposed fence showing that it is within the eight feet of the height requirement.

The City of Rapid City Municipal Code states in Section 17.50.300 D that, "Landscaping is required in all industrial, commercial and multiple-family zoning districts; however, landscaping is not required for single-family homes located within multi-family zoning districts." Prior to approval of this development a revised landscaping plan needs to be submitted for review.

The applicant is proposing to construct a 40 foot by 60 foot structure on the site. The proposed structure is shown as the same color as the existing structures on the site. The proposed use for the structure is an industrial use, and the parking requirements for this use are 2.1 parking spaces per 1000 square foot of gross floor area. This situation would require five parking spaces for the structure. The submitted site plan shows five additional parking spaces, which would be sufficient for the industrial use on that size of a structure.

The applicant submitted a revised site plan on September 18, 2002. This revised site plan shows additional information, which needs to be evaluated by city staff. Staff is recommending that the application be continued to the October 10, 2002 Planning Commission meeting to allow the applicant more time to submit the landscaping plan.