

STAFF REPORT

October 10, 2002

No. 02SR019 - 11-6-19 SDCL Review to allow the construction of a building and fence **ITEM 16**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02SR019 - 11-6-19 SDCL Review to allow the construction of a 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 approved with the following stipulations.

Fire Department Recommendations:

- 1. The applicant shall provide all access driveways, turnarounds, and grades to be in compliance with the City Street Design Criteria Manual;**
- 2. The applicant shall provide all addresses with twelve inch numbers clearly visible from the street or access point;**

Engineering Division Recommendations:

- 3. The applicant shall register the sand interceptor with the industrial pre-treatment coordinator;**
- 4. The sand interceptor shall be plumbed to the sewer system;**

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Urban Planning Division Recommendations:

5. The applicant shall provide a revised site plan showing paved access to all parking areas prior to building permit approval consistent with Section 17.50.270 (G)1.b. of the Rapid City Municipal Code; and
6. All parking areas must be paved and maintained in accordance with Section 17.50.270 G.(3)

GENERAL COMMENTS:

(Updates to the staff report are shown in bold.) This request was continued from the September 26, 2002 Planning Commission meeting. 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 eight foot high 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 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." **The applicant has submitted a site plan showing large trees creating a buffer along South Highway 79, which is consistent with Section 17.50.300 (E)2. 1. A lateral zone of evenly spaced vegetation resulting in a one hundred percent buffer (as**

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measured at mature plant spread) shall be required along property lines within seventy-five feet of rights-of-way and residential zoning districts. All vegetation must be planted within twenty-five feet of the lot line or within twenty-five feet of easements adjacent to the lot line.” The applicant has proposed Honeylocust Trees every 90 feet where the property abuts South Highway 79. Honeylocust Trees have a mature canopy of 45 feet, so at mature growth the Honeylocust Trees will create an 100 percent buffer along South Highway 79.

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 approved with the stipulations outlined above.**