

STAFF REPORT

May 22, 2003

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**No. 03UR005 - Conditional Use Permit to allow a mini storage warehousing facility in a General Commercial Zoning District**      **ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Steve Wynia for Wyngard Investments, LLC
REQUEST	<b>No. 03UR005 - Conditional Use Permit to allow a mini storage warehousing facility in a General Commercial Zoning District</b>
EXISTING LEGAL DESCRIPTION	Lot 8 of Cambell Square Addition, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.849 acres
LOCATION	1300 E Centre Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District/General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and Septic tank
DATE OF APPLICATION	04/11/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a mini storage warehousing facility in a General Commercial Zoning District be **approved with the following stipulations:**

**Engineering Division Recommendations:**

- 1. The applicant shall submit additional information regarding drainage plans prior to building permit approval;**
- 2. The applicant shall submit additional information regarding grading plans for the site prior to building permit approval;**
- 3. The applicant shall submit additional information regarding utilities servicing the site prior to approval;  
The applicant shall sign a waiver of right to protest regarding for sanitary sewer improvements in the area prior to a building permit being issued;**

**Fire Department Recommendations:**

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4. The applicant shall verify that all weather access is in place prior to any building construction;
5. The applicant shall verify that addresses shall be clearly visible from the street, and the numbers shall contrast with the background and shall be 12 inches in height. All addresses shall be in place prior to initiation of use;
6. If the site is ever gated in the future then a Knox Box shall be required at or near the entrance of the gate;

#### Air Quality Division Recommendations:

7. The applicant shall obtain an air quality permit prior to any surface disturbance;

#### Building Inspection Division Recommendations:

8. The applicant shall obtain a building permit prior to any construction at the site; and

#### Urban Planning Division Recommendations:

9. All structures shall be constructed at the site in conjunction with the building elevations as submitted;
10. All lighting at the site shall be constructed in such a way as to minimize the impacts on the surrounding land uses;
11. All landscaping at the site shall be maintained in a live and vegetative state at all times; and
12. The color of the proposed structures shall be earth tone in nature.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the May 8, 2003 Planning Commission meeting to allow the applicant time to submit revised information. The applicant is requesting a Conditional Use Permit to allow a Mini-Storage Warehousing facility in a General Commercial Zoning District. The applicant is proposing to construct the mini-warehousing on Centre Street east of Cambell Street. The site is zoned General Commercial, and mini-warehousing is a conditional use in the General Commercial Zoning District. The proposed lot already has an existing Conditional Use Permit to allow for an on-sale liquor establishment. The Pot-O-Gold Casino is located at the southern portion of the site, while the Mini-Storage Warehousing facilities are proposed to be located on the north side of the lot. The existing Conditional Use Permit was approved on November 15, 1993 with five stipulations. These stipulations were:

1. That all requirements of the Off-Street Parking and Landscape Ordinances be met;
2. That prior to issuance of a building permit, the petitioners shall provide the Engineering Division with all required drainage information including: normal depth cross sections with 1,500 CFS flow, proposed floor elevation, revised building footprint location (if necessary), and appropriate parking lot grading plan;
3. Plans for an on-site wastewater disposal system designed by a Professional Engineer shall be submitted and approved prior to issuance of a building permit;
4. The Fire Department may require the installation of an additional fire hydrant; and

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5. The Planning Director may allow additional development or construction which is consistent with the existing development on this property; significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Use on Review.

STAFF REVIEW: Staff has reviewed the proposed Conditional Use Permit and has noted the following issues:

Drainage: Additional information regarding the proposed drainage systems at the site will need to be submitted for review and approval in order to determine the adequacy of the site to be able to function with the surrounding land uses. Information regarding how the storm water runoff will be directed, anticipated flows, etc. must be submitted for review and approval. **The applicant met with City Staff on May 9, 2003, and City Staff reviewed the potential impacts of the development on the surrounding land uses. A revised site plan was submitted for review on May 12, 2003. Staff reviewed preliminary information concerning drainage, and prior to issuance of a building permit complete drainage information will have to be submitted for review and approval.**

Grading: Additional information showing how the site will be graded, and the proposed topographic information of the site will need to be submitted in order to determine the ability to mitigate any negative impacts of the development on the adjacent land uses. **Staff has reviewed preliminary information concerning grading at the site, and prior to issuance of a building permit complete grading information will have to be submitted for review and approval.**

Landscaping: Revisions to the landscaping plan will need to be submitted for review and approval in order to determine the site is in compliance with the number of landscaping points. The applicant does not appear to have enough points at the site to meet the landscaping requirements; however, clarification of the landscaping plan is required. **The applicant has submitted a site plan showing 31 large Ash trees to be planted at the site. This results in 62,000 landscaping points. The lot is 80,507 square feet with 21,500 square feet of structures on the site. This results in a landscaping point requirement of 59,007 points. The proposed 62,000 landscaping points exceeds the minimum required points of 59,007.**

Security Fencing: Additional information showing security fencing at the site between the two uses will need to be submitted for review and approval. A revised site plan needs to be submitted for review and approval addressing concerns over the compatibility of the two uses without any attempts to mitigate the impacts from one use to the other. **The revised site plan which was submitted shows a 6 foot chain link fence between the existing casino and the proposed mini-storage warehouses at the site. Staff supports this fence which delineates the two uses from each other.**

Existing Parking: A revised site plan showing the existing parking at the existing Casino needs to be submitted in order to determine that the existing parking will not interfere with

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the proposed mini-warehousing. The proposed storage units on the east side of the lot farthest to the south shall have the required 30 foot access aisle at all times. Parking from the existing casino shall not interfere with the required access aisle. In addition, clarification needs to be provided identifying the concrete, asphalt, and sodded areas of the site. **The revised site plan shows the existing parking at the site, and it appears that it is in compliance with the City of Rapid City Municipal Codes. The existing parking will be compatible with the proposed development.**

Lighting: Additional information shall be submitted showing the lighting plan at the site, if the site is anticipated to be used at night. Any proposed lighting shall not have any negative impacts on surrounding land uses. In addition, lighting shall be provided in a manner to increase visibility and safety for night time usage. Information regarding the wattage, size, type, location etc. of any lighting at the site needs to be submitted for review and approval. **The revised site plan shows four poles with two 250 watt lights on each pole. These poles are located throughout the development to provide security for any potential customers of the development. In addition, it appears these lights have been located in a way as to minimize the impacts on surrounding developments.**

Signage: A sign package showing any signage at the site will need to be submitted for review and approval. The sign package shall include renderings of any proposed signs, construction materials, lighting, color, size, location, etc. of any signs at the site in order to determine the signage at the site is in compliance with the adopted City of Rapid City Municipal Codes. **The applicant has indicated the proposed signage will match the existing signage for the Pot-o-Gold Casino. This appears to be in compliance with the City of Rapid City Municipal Codes.**

Staff is recommending **the request for a conditional use permit to allow mini-storage in a General Commercial Zoning District be approved with the stated stipulations. As of this writing, the receipts from the certified mailings have been returned.** Staff will notify the Planning Commission at the May 8, 2003 Planning Commission meeting if these notification requirements have not been met. The Conditional Use Permit sign has been posted on the property. Staff has received no calls or inquiries regarding this request at the time of this writing.