

STAFF REPORT

November 20, 2003

No. 03UR015 - Conditional Use Permit to allow mini self-storage units

ITEM 34

GENERAL INFORMATION:

PETITIONER	Chino Caekaert
REQUEST	No. 03UR015 - Conditional Use Permit to allow mini self-storage units
EXISTING LEGAL DESCRIPTION	Lot 11 and Tract A-1, Block 8 of Signal Heights Addition, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.180 acres
LOCATION	123 Signal Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Park Forest District
East:	Park Forest District
West:	General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/26/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow mini self-storage units be **denied without prejudice at the applicant's request.**

GENERAL COMMENTS: **This staff report has been revised as of November 10, 2003. All revised and/or added text is shown in bold print.** The applicant is proposing to construct six (6) mini-storage units on the property located south of Signal Heights Subdivision and adjacent to Signal Drive. Each building will be of a different size to include one each: ten (10') feet by one hundred feet (100'), twenty (20') feet by fifty (50'), twenty (20') feet by seventy (70') feet, ten (10') feet by seventy (70') feet, thirty (30') feet by one hundred and thirty (130') feet, and ten (10') feet by eighty (80') feet.

The property is located in a General Commercial Zoning District. The properties located to the north and west of the subject property are zoned General Commercial Zoning District. The properties located to the south and east of the subject property are zoned Park Forest District. The General Commercial Zoning District located north of the subject property is the

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location of a commercial housing area. The subject property is the undeveloped parcel south of this housing area.

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 retaining walls to be provided on site. The location of these storage units are on top of Signal Heights and drainage from this development may require some form of water detention. The revised site plan needs to identify the location(s) and dimensions of access and approaches. The applicant must provide the necessary information before staff can evaluate these issues.

Building Inspection: Building construction located within 20 feet of all property lines will require one hour rated fire walls.

Transportation Department: Staff has indicated that a detailed site plan is needed to adequately review the circulation within the lot and the buildings. All structures must be located outside the additional five foot right-of-way.

Fire Department: The Fire Department requires that prior to any construction, if any portion of the structures are located 150 feet or more from Signal Drive then fire hydrants will be required. As three buildings are located more than 150 feet from Signal Drive, a revised site plan must indicate the location of fire hydrants.

Urban Planning: Information regarding building material and building color must be provided. A revised site plan must be submitted demonstrating that 39,900 landscaping points are provided as well as curbing to protect the landscaping. Any lighting of the storage units must be submitted so that staff can evaluate their location and intensity. An on-site sign is indicated on the site plan. Revised drawings must show the type of sign including size, material, color and location on the subject property. Park Forest Zoning District is located on the south and east side of the subject property and as such, fencing is required. A site plan showing location of the fence, as well as materials, color, and description of the fence is also required.

The required sign has not been posted on the property indicating that a Conditional Use Permit has been requested. As of this writing, the certified mailings have not been sent. 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 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. **The applicant has indicated that he would like to have this application denied without prejudice to allow him time to revise his plans and make significant changes to his project.**