

STAFF REPORT

March 25, 2004

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**No. 04PD013 - Major Amendment to a Planned Light Industrial Development - Initial Development Plan**      **ITEM 32**

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GENERAL INFORMATION:

PETITIONER	Renner & Associates for Barry Peterson
REQUEST	<b>No. 04PD013 - Major Amendment to a Planned Light Industrial Development - Initial Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 4R and 5R of Sale Barn Subdivision located in the SE1/4 NW1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.368 acres
LOCATION	West of Kennel Drive along Centre Street
EXISTING ZONING	Light Industrial District w/PLID
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District w/PLID
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/26/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Light Industrial Development - Initial Development Plan be approved with the following stipulations:

1. A Final Plat shall be approved prior to or in conjunction with a Final Planned Light Industrial Development;
2. Upon submittal of a Final Planned Light Industrial Development, a landscaping plan shall be submitted for review and approval;
3. Upon submittal of a Final Planned Light Industrial Development, a sign package shall be submitted for review and approval;
4. Upon submittal of a Final Planned Light Industrial Residential Development, structural elevations a list of the building materials for any existing and/or proposed structural development shall be submitted for review and approval;
5. Upon submittal of a Final Planned Light Industrial Development, a lighting package shall be submitted for review and approval;

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6. Upon submittal of a Final Planned Light Industrial Development, a parking plan shall be submitted for review and approval. In particular, the parking plan shall conform to Chapter 17.50.270 or the Rapid City Municipal Code;
7. Upon submittal of the Final Planned Light Industrial Development, fence elevations and/or a landscaping plan to create an obscuring seven foot high screen around any outdoor storage of lumber shall be submittal for review and approval;
7. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
8. All Uniform Fire Codes shall be met; and,
9. Prior to issuance of a building permit for each lot, a detailed grading plan shall be submitted for review and approval.

#### GENERAL COMMENTS:

The applicant has submitted a Major Amendment to an Initial Planned Light Industrial Development to change the proposed use of the subject property from a detoxification center to a sales and service center for mobile homes, a lumber yard with a sales office and storage unit rentals. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property from two parcels into three lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit and storm sewer along Centre Street as it abuts the subject property. (See companion item #04PL016 and 04SV010.)

In April 17, 1995, the City Council approved an Initial and Final Planned Light Industrial Development to allow five buildings to be constructed on five lots in the Sale Barn Addition which included the subject property. The approved Planned Light Industrial Development identifies the eventual division of the five lots into 20 industrial townhome lots for individual businesses. On December 27, 1999, a Minimal Amendment to the Planned Light Industrial Development was approved to allow a detoxification center to be constructed on the subject property.

The subject property is located southeast of the Quick Lane/Centre Street intersection. Currently, a commercial structure is located on proposed Lot A. The balance of the subject property is currently void of any structural development.

#### STAFF REVIEW:

Staff has reviewed the Major Amendment to the Initial Planned Light Industrial Development and has noted the following considerations:

Design Features: The Initial Residential Development Plan identifies an existing commercial structure located on proposed Lot A. Upon submittal of a Final Planned Light Industrial Development, structural elevations and a list of the building materials for all existing and proposed structures must be submitted for review and approval.

Fence: As previously indicated, the applicant is proposing to locate a lumber yard and sales office on proposed Lot B. In addition, the applicant has indicated that a seven foot high

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obscuring fence or landscaping will be provided around the lumber yard as required by Chapter 17.22 of the Rapid City Municipal Code. Staff is recommending that upon submittal of the Final Planned Light Industrial Development, elevations for the fence and/or landscaping plan creating an obscuring screen be submittal for review and approval.

Lighting/Signage/Landscaping: Upon submittal of a Final Light Industrial Development Plan, a lighting and signage package as well as a landscaping plan must be submitted for review and approval. In particular, any lighting, including parking lot lighting, must be identified. In addition, any signage must be identified.

Parking: Upon submittal of a Final Light Industrial Development Plan, a parking plan must be submitted for review and approval. In particular, the parking plan must be compliance with Chapter 17.50.270 of the Rapid City Municipal Code.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Grading: Staff has noted that a grading plan must be submitted for review and approval to insure that the drainage of the property complies with the Perrine Drainage Basin Design Plan. As such, staff is recommending that a detailed grading plan be submitted for review and approval prior to issuance of a building permit.

Notification Requirement: As of this writing, the receipts for the certified mailing requirement have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the March 25, 2004 Planning Commission meeting if this requirement has not been met.