

STAFF REPORT  
September 9, 2004

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**No. 04UR013 - Conditional Use Permit to allow mini storage buildings in the General Commercial Zoning District**      **ITEM 28**

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GENERAL INFORMATION:

PETITIONER	Shane Daniel for Republic Holdings
REQUEST	<b>No. 04UR013 - Conditional Use Permit to allow mini storage buildings in the General Commercial Zoning District</b>
EXISTING LEGAL DESCRIPTION	Tract C of the NW1/4 NE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .92 Acres
LOCATION	1025 East Saint Patrick Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/12/2004
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow mini storage buildings in the General Commercial Zoning District be approved with the following stipulations:

1. A Special Exception to the Street Design Criteria Manual is hereby granted to allow a reduced separation of driveway approaches from 150 feet to 20 feet and to allow access onto the higher order street;
2. Prior to Planning Commission approval, architectural elevations shall be submitted indicating the height of the structures and the type of materials to be used;
3. The exterior of the proposed mini storage buildings shall be masonry, concrete or wood, or metal simulated wood siding;
4. Prior to Planning Commission approval, a revised site plan shall be submitted showing all landscaping outside of the sight triangle;
5. A minimum of 31,325 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;

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6. The security and screening fence shall not exceed a height of six feet and shall be constructed of wood, decorative block, or chain link fence with slats;
7. Prior to construction of the fence, a fence height exception, shall be obtained to allow a six foot high opaque ornamental screening fence within the front yard setback;
8. A local manager shall be provided and be responsible for operating and maintaining the facility in conformance with the conditions of approval as required by the Rapid City Municipal Code;
9. Prior to issuance of a Building Permit, a grading and drainage plan stamped by a professional engineer shall be submitted for review and approval;
10. Prior to issuance of a Building Permit, a design for the installation of the proposed fire hydrant shall be stamped by a professional engineer;
11. Prior to Planning Commission approval, a revised site plan shall be submitted showing a sidewalk on Saint Francis Street along the subject property;
12. Prior to Planning Commission approval, a revised site plan shall be submitted showing which stalls will be used for automobile sales and which will be used for mini storage customers;
13. Prior to Planning Commission approval, a revised site plan shall be submitted showing all on site parking stalls located outside the sight triangle;
14. Prior to initiation of construction, a building permit shall be obtained, and a Certificate of Occupancy shall be obtained prior to occupancy of the buildings;
15. Prior to issuance of a Building Permit, a Flood Plain Development Permit shall be obtained;
16. If more than six months has elapsed since the last gallons per minute flow data was taken, then new flow data shall be compiled and a report of this data shall be submitted to the Fire Department for review;
17. A "Knox Box" shall be provided for this facility at each gate if the gates are normally going to be locked and secured;
18. Each building shall be addressed or designated separately. The address numbers or letters shall be a minimum of 12 inches high and shall be readily seen upon approach and on a contrasting background;
19. All applicable provisions of the Uniform Fire Code shall be continually met;
20. The proposed structures shall conform architecturally to the plans and elevations submitted; and,
21. The Conditional Use Permit shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

**GENERAL COMMENTS:** The subject property is located on the south of Saint Patrick Street and north of Saint Francis Street between Cherry Avenue and Hawthorne Avenue. In 1999 the Planning Commission approved a similar request to allow mini storage buildings on the subject property. That Conditional Use Permit (99UR019) had 12 stipulations of approval. Those stipulations of approval were as follows:

1. That the applicant shall provide topographical information and a grading plan prior to issuance of a Building Permit;

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2. That prior to issuance of a Building Permit, the applicant shall submit a drainage plan which shows the limits of the FEMA floodplain. The plan shall also show site drainage being directed to on-site inlets to the City storm sewer;
3. That prior to issuance of a Building Permit, the applicant shall provide finished floor elevations for the mini storage building;
4. That prior to issuance of a Certificate of Occupancy, installation of an on-site hydrant will be required;
5. That the gate width shall be at least sixteen feet wide; if the gate is kept locked, a "Knox Box" key box shall be provided on the site at all times;
6. That prior to approval by City Council, the applicant shall provide turning movement radius information showing adequate room for emergency vehicles to maneuver on the site;
7. That the address for the entire facility will be a single address with each individual storage building identified by a number. The address for the facility shall be placed on the gate or the fence near the entrance from Saint Patrick Street and the numbers placed on individual storage buildings such that they are readily visible to emergency vehicles;
8. That prior to any construction, a Building Permit shall be obtained, and prior to occupancy a Certificate of Occupancy shall be obtained;
9. That prior to City Council approval, the applicant shall submit a revised site plan showing the required 30 foot circulation aisles;
10. That all requirements of the Off Street Parking Ordinance shall the Landscape Ordinance shall be continually met; and,
11. That approval for this Use on Review shall expire if the use is not undertaken within two years from the date of City Council approval, or if the uses as approved ceases for a period of two years.

The use of the property as a mini storage facility was never undertaken. As such, the applicant is now requesting approval of a Conditional Use Permit to allow mini storage buildings in the General Commercial Zoning District. The applicant has also indicated that the northern 100 feet of the subject property will be used as a "for sale by owner" car lot.

**STAFF REVIEW:** Staff has reviewed this request with respect to the seven criteria established for mini-warehousing for storage services as identified in Section 17.18.030 of the Rapid City Municipal Code:

1. *Plans shall be submitted showing ingress and egress, width of driveways, location of building, architectural elevations for all buildings indicating height and type of materials to be used, landscaping, screening and security fence, and outdoor storage area.*

The applicant's site plan shows two driveway approaches to the subject property. One approach is from Saint Francis Street and one approach is from Saint Patrick Street. Staff noted that the driveway approach on Saint Patrick Street is located approximately 20 feet from the driveway approach on the adjacent property. The Street Design Criteria Manual requires a minimum spacing of 150 feet for an arterial. The Street Design Criteria Manual also requires that access be taken from the lesser order street. Commercial properties are

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allowed two driveway approaches as per the Street Design Criteria Manual. As such, staff recommends that a Special Exception to the Street Design Criteria Manual be granted to allow a reduced separation of driveway approaches from 150 feet to 20 feet and to allow access onto the higher order street.

The applicant's site plan shows the location of the proposed buildings. The proposed buildings meet the minimum setback requirements and provided sufficient access to each storage unit. However, no elevation drawings were submitted with the request. Prior to Planning Commission approval, architectural elevations must be submitted indicating the height of the structures and the type of materials to be used.

The applicant's site plan shows the location and type of landscaping to be installed. The site plan shows sufficient landscaping points provided. However, there is some landscaping located within the sight triangle at the driveway approach from Saint Francis Street. Prior to Planning Commission approval, a revised site plan must be submitted showing all landscaping outside of the sight triangle.

The applicant's site plan shows an existing concrete wall and chain link fence totaling seven feet in height along the two side property lines and along the rear property lines as well as across the property on the northern portion of the property. The site plan indicates that portions of the existing concrete wall and fence are to be removed and/or repaired.

*2. Exterior building material shall be masonry, concrete or wood, or metal simulated wood siding.*

As previously indicated no elevation drawings or material lists were submitted with the application. The exterior of the proposed mini storage buildings must be masonry, concrete or wood, or metal simulated wood siding. Prior to Planning Commission approval, architectural elevations must be submitted indicating the height of the structures and the type of materials to be used.

*3. Landscaping shall be required based on the point system and criteria of Rapid City's landscape regulations.*

A minimum of 31,325 landscaping points are required for the site. The applicant's site plan identifies 31,440 landscaping points provided with all 31,440 points located within 20 feet of the parking lot. The landscaping plan submitted meets the minimum landscaping points required by Section 17.50.300 of the Rapid City Municipal Code. However, there is some landscaping located within the sight triangle at the driveway approach on Saint Francis Street. Prior to Planning Commission approval, a revised site plan must be submitted showing all landscaping outside of the sight triangle.

*4. Security fencing and screen fencing shall not exceed six feet in height and shall be constructed of wood, decorative block, or chain link fence with slats as approved by the common council.*

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The applicant's site plan indicates that portions of the existing concrete wall and chain link fence are to be removed and/or replaced. The site plan indicates that the existing wall and fence are seven feet in height. As such, staff recommends that the fence height be limited to six feet to comply with the Rapid City Municipal Code. Staff also recommends that elevation drawings be submitted showing the construction materials of the fence to insure it complies with the requirements of the Zoning Ordinance, prior to Planning Commission approval.

Staff also noted that the properties located to the north and the south of the subject property are zoned Medium Density Residential. Section 17.18.080 of the Rapid City Municipal Code states that when a General Commercial zoning district is adjacent to a residential district an opaque ornamental screening fence not less than five nor more than six feet in height shall be constructed along the adjacent property lines and shall be maintained in good condition. However, a fence greater than four feet in height is not allowed within the required front yard setback. As such a fence height exception, must be obtained to allow a six foot high opaque ornamental screening fence within the front yard setback.

*5. Outdoor storage yard shall be screened from view of surrounding properties.*

Staff noted that no outdoor storage will be allowed on the subject property.

*6. A local manager shall be required and shall be responsible for maintaining the property and the operation of the facility in conformance with the conditions of approval.*

The applicant has not indicated if a local manager will be responsible for maintaining the property. Staff recommends that a local manager be provided and be responsible for operating and maintaining the facility in conformance with the conditions of approval as required by the Rapid City Municipal Code.

*7. Any other conditions the council shall deem appropriate.*

Staff noted that no drainage or grading plans were submitted with the application. Prior to issuance of a Building Permit, a grading and drainage plan stamped by a professional engineer must be submitted for review and approval. The drainage plan must demonstrate that discharge is to streets or is per the Drainage Criteria Manual requirements. Flows from sight must be regulated to levels of pre-development conditions for two year storm levels.

Staff noted that no design was submitted for the proposed fire hydrant. Prior to issuance of a Building Permit, a design for the installation of the proposed fire hydrant must be stamped by a professional engineer.

Staff noted that no sidewalk is provided on Saint Francis Street along the subject property. Prior to Planning Commission approval, a revised site plan shall be submitted showing a sidewalk on Saint Francis Street along the subject property.

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The applicant's site plan shows 23 on site parking stalls provided which exceeds the three required by the Zoning Ordinance. However, the applicant has indicated that the parking lot will also be used as a "for sale by owner" car lot. Prior to Planning Commission approval, a revised site plan must be submitted showing which stalls will be used for automobile sales and which will be used for mini storage customers. The applicants site plan shows that the four parking stalls provided adjacent to Saint Patrick Street are located within the sight triangle. Prior to Planning Commission approval, a revised site plan must be submitted showing all on site parking stalls located outside the sight triangle.

Staff noted that a Building Permit must be obtained prior to any construction, and a Certificate of Occupancy must be obtained prior to occupancy of the buildings.

The proposed buildings are located within the 100 year federally designated flood plain, which requires that a Flood Plain Development Permit be obtained. Prior to issuance of a Building Permit, a Flood Plain Development Permit must be obtained.

Staff noted that if more than six months has elapsed since the last gallons per minute flow data was taken, then new flow data must be compiled and a report of this data must be submitted to the Fire Department for review. Staff noted that a "Knox Box" must be provided for this facility at each gate if the gates are normally going to be locked and secured. Staff also noted that each building must be addressed or designated separately. The address numbers or letters shall be a minimum of 12 inches high and must be readily seen upon approach and on a contrasting background.

Staff recommends approval of the Conditional Use Permit to allow mini storage buildings in the General Commercial Zoning District with the above stated stipulations.