

STAFF REPORT
January 5, 2006

No. 05PD086 - Planned Light Industrial Development - Initial Development Plan **ITEM 47**

GENERAL INFORMATION:

PETITIONER	Geiger Architecture for West River Electric Association
REQUEST	No. 05PD086 - Planned Light Industrial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	<p>A tract of land located in the NE1/4 of NW1/4 of Section 9, T1N, R8E, BHM, and in the NW1/4 of NE1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: Commencing at a point which is a 5/8" rebar with 2" survey cap marked "D.O.T." marking the southwest corner of Lot A Less Lot H1 of NE1/4 of NW1/4 of Johnson School Subdivision, in the NE1/4 of NW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, Thence N29°28'44"E a distance of 172.23', more or less, to a point, said point being a 5/8" rebar with 2" survey cap marked "D.O.T.", on the east right of way line of Elk Vale Road; Thence N69°32'35"E a distance of 106.73', more or less, to a point, said point being a 5/8" rebar with 2" survey cap marked "D.O.T.", on the east right of way line of Elk Vale Road; Thence N18°20'21"E a distance of 174.21', more or less, to a point, said point being a 5/8" rebar with 2" survey cap marked "D.O.T.", on the east right of way line of Elk Vale Road; Thence N29°29'52"E a distance of 615.05', more or less, to a point on the section line between Section 9, T1N, R8E, BHM and Section 4, T1N, R8E, BHM, said point being a 5/8" rebar with 2" survey cap marked "D.O.T.", on the northwest corner of Lot 3 Less Lot H1 of Block 2 of Johnson School Subdivision; Thence N89°48'18"E a distance of 382.99', more or less, to a point on the section line between Section 9, T1N, R8E, BHM and Section 4, T1N, R8E, BHM; Thence southwesterly on a curve to the left with a radius of 167.85' and an arc length of 267.88', with a chord bearing S27°52'22"W and a distance of 240.34', more or less, to a point; Thence S28°46'44"E a distance of 62.63', more or less, to a point; Thence southwesterly on a curve to the right with a radius of 149.97' and an arc length of 104.99', with a chord bearing S01°28'08"W a distance of 102.86', more or less, to a point; Thence S21°31'29"W a distance of 222.14', more or less, to a point; Thence S24°42'12"W a distance of 40.23', more or</p>

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less, to a point; Thence S71°23'31"E a distance of 12.58', more or less, to a point; Thence S21°23'15"W a distance of 153.47', more or less, to a point; Thence S21°18'43"W a distance of 106.02', more or less, to a point; Thence S21°18'54"W a distance of 66.04', more or less, to a point; Thence S21°25'00"W a distance of 388.69', more or less, to a point; Thence N51°26'00"W a distance of 255.41', more or less, to a point, said point being a 5/8" rebar marking the southwest corner of Lot 2 of Lot D of the NW1/4 of the NE1/4 of Section 9, T1N, R8E, BHM; Thence N51°27'40"W a distance of 128.62', more or less, to a point, said point being a 1/2" rebar marking the southwest corner of Lot B of Lot 1 of Lot D of the NW1/4 of the NE1/4 of Section 9, T1N, R8E, BHM; Thence N51°23'47"W a distance of 95.89', more or less, to a point, said point being a 1" pipe marking the southwest corner of Lot A of Lot 1 of Lot D of the NW1/4 of the NE1/4 of Section 9, T1N, R8E, BHM; Thence N51°33'53"W a distance of 151.26', more or less, to the point of beginning. Said area includes 12.988 acres, more or less.

PARCEL ACREAGE	Approximately 12.988 acres
LOCATION	East of Elk Vale Road, north of Highway 44 and west of Twilight Drive
EXISTING ZONING	Light Industrial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District
South:	Pennington County
East:	Pennington County
West:	Pennington County
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	12/9/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

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1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to the start of construction, a Floodplain Development Permit shall be obtained for any work within the federally designated 100 year floodplain located in the northern portion of the property, if applicable;
3. Upon Final Planned Light Industrial Development submittal, the applicant shall demonstrate physical access to proposed Lot 2 from Twilight Drive or access shall be provided through proposed Lot 1 or the lots shall be combined into one lot. In addition, the site plan shall be revised accordingly. Any internal access to Lot 2 shall be constructed to City Street Design Standards, located in a minimum 59 foot wide easement and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer;
4. Upon Final Planned Light Industrial Development submittal, a water and sewer plan prepared by a Professional Engineer shall be submitted for review and approval. In addition, the applicant shall demonstrate that adequate domestic water and fire flows are being provided;
5. Upon Final Planned Light Industrial Development submittal, a grading plan shall be submitted for review and approval;
6. Upon Final Planned Light Industrial Development submittal, a drainage plan as well as an erosion and sediment control plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that discharge from any site facilities shall be provided. In addition, the drainage plan shall be designed in compliance with the Unnamed Tributary Drainage Basin Plan addressing the potential increase in impervious area created by the proposed industrial use. An amendment to the Drainage Basin Design Plan shall be submitted for review and approval if it's identified that the proposed development will increase the impervious area;
7. Upon Final Planned Light Industrial Development submittal, a landscaping plan shall be submitted for review and approval;
8. Upon Final Planned Light Industrial Development submittal, a sign and lighting package shall be submitted for review and approval;
9. Upon Final Planned Light Industrial Development submittal, a parking plan shall be submitted for review and approval. In particular, the parking plan shall include parking for the proposed office use, including any community/assembly use, storage and the proposed antenna tower. In addition, the parking plan shall be designed in compliance with the Americans with Disabilities Act (ADA) Regulations and Design Standards;
10. Upon Final Planned Light Industrial Development submittal, elevations of the proposed structures shall be submitted for review and approval. In particular, elevations of the office building, storage building(s) and the proposed antennae tower shall be submitted. In addition, a list of building materials and color palette shall be submitted for review and approval;
11. Upon Final Planned Light Industrial Development submittal, a floor plan of the proposed buildings shall be submitted for review and approval. In particular, the applicant shall identify any proposed "community rooms" within the proposed office building;
12. Upon Final Planned Light Industrial Development submittal, the site plan shall be revised eliminating the proposed fence from the drainage easement;
13. Upon Final Planned Light Industrial Development submittal, the site plan shall be revised

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- to provide a sidewalk along the east side of the property in compliance with the City's Bike Path Plan. In particular, the sidewalk shall be extended along Twilight Drive to the intersection of S.D. Highway 44 and Twilight Drive;
14. Upon Final Planned Light Industrial Development submittal, an elevation of the proposed fence shall be submitted for review and approval;
 15. Upon Final Planned Light Industrial Development submittal, a detailed list the materials to be stored outdoors shall be submitted for review and approval;
 16. Upon Final Planned Light Industrial Development submittal, the location, size and noise rating of any exterior air handling equipment proposed for the community center shall be submitted for review and approval. In addition, the equipment shall be screened from all adjacent properties, including rooftop facilities;
 17. Upon Final Planned Light Industrial Development submittal, the location and size of the dumpsters shall be submitted for review and approval. In addition, the dumpsters shall be screened;
 18. Prior to submittal of a Final Planned Light Industrial Development application, an Approach Permit shall be obtained from the South Dakota Department of Transportation for the proposed approaches along S.D. Highway 44;
 19. Prior to submittal of a Final Planned Light Industrial Development application, an Approach Permit shall be obtained from the Pennington County Highway Department for the proposed approaches along Twilight Drive;
 20. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;
 21. All provisions of the Light Industrial District shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Light Industrial Development or a subsequent Major Amendment.

GENERAL COMMENTS:

The applicant has also submitted an Initial Planned Light Industrial Development to allow an office building with outdoor storage, warehousing and an antenna tower to be constructed on the subject property. In addition, the applicant has submitted a Preliminary Plat to combine 19 lots into two lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Elk Vale Road, to install curb, gutter, sidewalk and street light conduit along S.D. Highway 44, to install sidewalk, street light conduit and additional pavement along Twilight Drive, and to install curb, gutter sidewalk, street light conduit, water sewer and pavement and to dedicate right-of-way along a section line highway. (See companion items 05SV083 and 05PL241.)

The property is located in the northwest corner of the intersection of S.D. Highway 44 and Twilight Drive. Currently, an antenna tower, an office building, a warehouse building, school buildings and outdoor storage exists on the subject property.

STAFF REVIEW:

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

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Design Features: To date, elevations of the proposed structure(s) have not been submitted for review and approval. Staff is recommending that upon Final Planned Light Industrial Development submittal, elevations of the proposed structures be submitted for review and approval. In particular, elevations of the office building, storage building(s) and the proposed antennae tower must be submitted. In addition, a list of building materials and color palette must be submitted for review and approval.

Outdoor Storage/Fencing: Upon submittal of a Final Planned Light Industrial Development, a complete list of materials to be stored outside must be submitted for review and approval. In particular, if the materials are those typically stored in a public utility service yard, with the exception of poles, an opaque screening fence will not be required. The applicant has indicated that the proposed chain link fence will be designed with slats. However, if screening is not required, staff is recommending that the slats be removed from the design or an alternate opaque screening fence be provided.

Staff is also recommending that upon Final Planned Light Industrial Development submittal, the site plan shall be revised eliminating the proposed fence from the drainage easement located in the northern portion of the property.

Dumpsters: Upon Final Planned Light Industrial Development submittal, the location and size of the dumpsters must be submitted for review and approval. In addition, the dumpsters must be screened.

Utilities: The property is located in the Rapid Valley Sanitary District service boundaries. To date, water and sewer plans have not been submitted. As such, upon submittal of a Final Planned Light Industrial Development, water and sewer plans prepared by a Professional Engineer must be submitted for review and approval. In addition, the applicant must demonstrate that adequate domestic and fire flows are being provided.

Grading/Geotechnical/Drainage: Upon submittal of a Final Planned Light Industrial Development, a grading plan and geotechnical information must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that discharge from any site facilities shall be provided. In addition, the drainage plan must be designed in compliance with the Unnamed Tributary Drainage Basin Plan addressing the potential increase in impervious area created by the proposed industrial use. An amendment to the Drainage Basin Design Plan must be submitted for review and approval if it's identified that the proposed development will increase the impervious area.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). The Fire Department has also indicated that prior to issuance of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. Staff is recommending that all International Fire Codes be continually met.

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Lot 2: The site plan and the associate plat document do not identify access to Lot 2 other than Twilight Drive. However, topographic constraints, as well as the Hawthorne Irrigation Ditch, may preclude access to proposed Lot 2 from Twilight Drive. As such, staff is recommending that upon Final Planned Light Industrial Development submittal, the applicant must demonstrate physical access to proposed Lot 2 from Twilight Drive or access must be provided through proposed Lot 1 or the lots must be combined into one lot. In addition, the site plan shall be revised accordingly. Any internal access to Lot 2 must be constructed to City Street Design Standards, located in a minimum 59 foot wide easement and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the January 5, 2006 Planning Commission meeting if these requirements have not been met.