

STAFF REPORT
April 20, 2006

No. 06UR008 - A Conditional Use Permit to construct a 40,000 square foot warehouse, parking lot and loading dock in a General Commercial District **ITEM 29**

GENERAL INFORMATION:

PETITIONER	R.C.S. Construction for American Indian Relief Council
REQUEST	No. 06UR008 - A Conditional Use Permit to construct a 40,000 square foot warehouse, parking lot and loading dock in a General Commercial District
EXISTING LEGAL DESCRIPTION	Lot 2, less Lot H2 located in the SE1/4 SE1/4, Section 29, T2N, R8E, BHM; and Tract F, less Lot 1, located in the N1/2 NE1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.37 acres
LOCATION	Adjacent to Eglin Street and at the southwest corner of the intersection of Dyess Avenue and Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District - General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	3/22/2006
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to construct a 40,000 square foot warehouse, parking lot and loading dock in a General Commercial District be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. All applicable provisions of the International Fire Codes shall be continually met;
3. A sign permit shall be obtained prior to the construction of any signs;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
5. Upon submittal of a building permit application, water utility plans must be submitted for review and approval showing the extension of a water main to the subject property;
6. The landscaping plan shall continually comply with all provisions of the Zoning Ordinance

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- and be maintained in a live vegetative state and replaced as necessary; and,
7. 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 applicant has submitted a Conditional Use Permit to allow a 40,000 square foot warehouse and distribution facility in a General Commercial Zoning District. The Rapid City Municipal Code allows warehouse and distribution centers in excess of 5,000 square feet in the General Commercial District as a conditional use.

Currently the property is undeveloped. The applicant has indicated that a warehouse and distribution facility for the American Indian Relief Council will be located on the property pending approval of the Conditional Use Permit.

Currently the American Indian Relief Council has an office and warehouse complex across Eglin Street from the proposed site. There is a truck repair facility, and a steel recycling center located in the vicinity of the proposed warehouse. The South Dakota Department of Transportation's Regional Office is located across Eglin Street from the proposed property in question.

The property is located adjacent to Eglin Street and at the southwest corner of the intersection of Dyess Avenue and Eglin Street.

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

Use: As previously indicated, the applicant is proposing to locate a 40,000 square foot warehouse and distribution facility on the existing property to store items to be distributed to Native Americans in times of need. The warehouse will be located across Eglin Street from the existing American Indian Relief Council offices and warehouse.

Predominate uses in the area are an office/warehouse facility, a truck repair facility and a steel recycling center. Staff believes that the warehouse is an appropriate use for the site and that the warehouse will not have an adverse effect on adjacent uses. Staff spoke with Clay Ramsey of the American Indian Relief Council. He advised staff that approximately 4-5 semi-trucks a week would deliver and pick-up items from the warehouse, also there will be two 1 ton box trucks that pick-up and deliver as needed. He also stated that during times of need the semi-truck traffic may increase as the demand for items increases. Staff believes that the minimal amount of traffic created by the addition of the warehouse will not have a significant impact on Eglin Street as it is classified as a minor arterial street and is designed to handle the highest traffic volume corridors and major centers of activity.

Water: The Fire Department staff has indicated that upon submittal of a building permit application, water utility plans must be submitted for review and approval showing the extension of a water main to the subject property. In particular, water utility plans must

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demonstrate that adequate fire flows are being provided. In addition, the building must be fire sprinklered and shall include a fire sprinkler monitoring system.

Parking: The proposed use requires that a minimum of 10 off-street parking spaces be provided. In addition, one of the parking spaces must be "van" handicap accessible. The applicant's site plan shows 16 parking spaces with two "van" handicap accessible spaces.

Landscaping: A minimum of 100,300 landscaping points must be provided. The applicant's site plan identifies 102,500 landscaping points. The applicant has indicated that a drip type irrigation system will be provided. The site plan shows that 50 percent of the landscaping is being provided around the parking lot or within 20 feet of the parking lot. The landscaping as shown meets the minimum landscaping point requirements.

Legal Notification Requirement: The receipts from the certified mailings have been returned. Staff has not received any calls or inquires regarding this proposal.