

STAFF REPORT

June 8, 2006

No. 06UR014 - Conditional Use Permit to allow a mini-warehouse in the General Commercial Zoning District **ITEM 41**

GENERAL INFORMATION:

PETITIONER	Britton Engineering & Landscaping for Century Development Co.
REQUEST	No. 06UR014 - Conditional Use Permit to allow a mini-warehouse in the General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot 2 of Huffman Subdivision, located in the N1/2 SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.73 acres
LOCATION	South of East North Street between North Campbell Street and East Anamosa Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/9/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a mini-warehouse in the General Commercial Zoning District be approved with the following stipulations:

1. Prior to any construction, a Building Permit shall be obtained and a certificate of Occupancy shall be obtained prior to occupancy;
2. All structures must be fully fire sprinklered per the International Building Code 903;
3. An Air Quality Permit shall be obtained if area of disturbance exceeds one acre;
4. All site lighting shall be directed away from the adjacent rights-of-way and adjacent properties and a site plan indicating the location of the lighting shall be submitted for review and approval prior to the Planning Commission meeting;
5. The building materials shall be masonry, concrete or wood, or metal simulated wood siding. A revised site plan indicating the building material as listed shall be submitted prior to the Planning Commission meeting. The proposed structure shall conform

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- architecturally to the approved plans and elevations submitted;
6. A sign package shall be submitted for review and approval prior to the Planning Commission meeting or an Amendment to the Conditional Use Permit must be submitted when the signage is determined;
 7. A revised landscaping plan shall be submitted for review and approval prior to the Planning Commission meeting;
 8. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
 9. The fence materials along the E. North Street corridor and 138 feet on either side of the property adjacent to E. North Street shall be made of a solid wood, masonry or similar material (not to include chain link fencing with slats). A revised site plan indicating the fencing materials shall be submitted for review and approval prior to the Planning Commission meeting;
 10. A revised site plan indicating the relocation of the gate shall be submitted for review and approval prior to the Planning Commission meeting;
 11. A right-of-way permit for the construction of the proposed approach along E. North Street shall be obtained from the South Dakota Department of Transportation prior to submission of a building permit;
 12. A revised drainage plan shall be submitted for review and approval prior to the Planning Commission meeting;
 13. All applicable provisions of the International Fire Code shall be continually met;
 14. Adequate fire flow must be confirmed prior to obtaining a building permit;
 15. A standard detail of the proposed reinforced driveway into the property shall be submitted for review and approval prior to the Planning Commission meeting;
 16. The Conditional Use Permit will be limited to mini-warehousing for storage services, primarily for personal effects and household goods, shall be allowed on the site. No retail or other uses shall be allowed on site; and,
 17. 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 south of E. North Street between N. Cambell Street and E. Anamosa Street. The subject property is currently void of development. The subject property is zoned General Commercial District. The properties located north and east of the subject property are zoned General Commercial District. The properties located south and west of the subject property are zoned Light Industrial District.

STAFF REVIEW: Staff has reviewed this request for a Conditional Use Permit as it relates to the applicable provisions of Section 17.54.030 of the Rapid City Municipal Code and has noted the following issues:

Building Code: Staff noted that a Building Permit must be obtained prior to initiation of any construction and that a Certificate of Occupancy must be obtained prior to occupying the building. The square footage of the buildings and the arrangement of the buildings are in close proximity to each other. As such, Staff noted that the proposed structures must be fully fire sprinklered as per the International Building Code 903.

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Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Design Features: The site plan indicates a complex of eight structures totaling 70,600 square feet of mini-warehousing located on the subject property. The building elevation drawings show the exterior of the structures to be light stone colored metal siding with tudor brown trim. The building elevation drawings also indicated the proposed building will have a total eave height of 8 foot 6 inches. Chapter 17.18.030 of the Rapid City Municipal Code requires that exterior building materials shall be masonry, concrete or wood, or metal simulated wood siding. The site plan submitted indicates metal siding, but not simulated wood siding. A revised site plan indicating the correct building material as listed shall be submitted prior to the Planning Commission meeting.

Lighting: The applicant has indicated that lighting will be located on the exterior walls of the structure. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties. A site plan indicating the location of the lighting shall be submitted for review and approval prior to the Planning Commission meeting.

Signage: The applicant's site plan does not indicate signage. Any signage requested for the property will need to be submitted for review and approval prior to the Planning commission meeting or a subsequent Amendment to the Conditional Use Permit must be submitted when the signage is determined.

Fencing: Section 17.18.030 of the Rapid City Municipal Code requires that fencing shall not exceed six feet in height and shall be constructed of wood, decorative block, or chain link fence with slats. The site plan indicates a chain link fence around the property boundary. The property is located adjacent to a major entryway into Rapid City and as such, Staff believes an opaque ornamental screening fence along this street is appropriate. Chain link fencing with slats is not attractive as an ornamental fence. Staff is requesting that the fence located adjacent to E. North Street and approximately 138 feet from either side of the subject property adjacent to E. North Street be made of a solid wood, masonry or similar material (not to include chain link fencing with slats). The balance of the chain link fence will need to include slats.

Landscaping: The Conditional Use Permit will require that 135,439 landscaping points be provided. The applicant's site plan indicates 26,000 landscaping points in trees and shrubs. The balance of the site plan indicates ground cover, but does not indicate the required number of points to fulfill the landscaping points required. Due to the location of this property along the major corridor into Rapid City, Staff is requesting that landscaping be provided along the exterior of the opaque ornamental screening fence. A revised landscaping plan shall be submitted for review and approval prior to the Planning Commission meeting indicating the location of the required landscape points.

Access: The applicant's site plan shows a driveway access onto the property with a gate located at the property line. This creates a situation where those planning to access the

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property would have to stop in the right-of-way to open the gate prior to entering the property. Staff recommends that a revised site plan be submitted to indicate the relocation of the gate to allow approximately forty feet of distance on the property in front of the gate location. In addition, the gate shall have a Knox type padlock or box for emergency access. Prior to Planning Commission approval, a standard detail of the proposed reinforced driveway into the property shall be submitted for review and approval.

Drainage: Staff has noted that the drainage plan submitted indicates that drainage will flow toward E. North Street. However, the South Dakota Department of Transportation construction plans indicate that the drainage area currently located along E. North Street will be eliminated during the current construction in process now. As such, a revised drainage plan shall be submitted for review and approval prior to the Planning Commission meeting.

Right-of-Way Permit: An approach into the subject property will require construction in the right-of-way. As such, a right-of-way permit for the construction of the proposed approach along E. North Street must be obtained from the South Dakota Department of Transportation prior to submission of a building permit.

Fire Safety: On site fire hydrants shall be provided as per Fire Department guidelines. Staff noted that the access and circulation through the site appears to accommodate Fire Department apparatus. Staff also noted that the structure must be adequately addressed with 12 inch numbers on a contrasting background and readily visible from the street. Construction must comply with all provisions of the International Fire Code. Adequate fire flow to the property must be confirmed prior to obtaining a building permit.

Land Use: Staff notes that a local manager shall be required and shall be responsible for maintaining the property and the operation of the facility. In addition, no retail use or use other than mini-warehousing for storage services, primarily for personal effects and household goods, shall be allowed on the site.

Staff is recommending approval of the Conditional Use Permit with the previously stated stipulations.