

STAFF REPORT
July 6, 2006

No. 06UR016 - Conditional Use Permit to construct mini-warehousing for storage services in the General Commercial Zoning District

ITEM 36

GENERAL INFORMATION:

PETITIONER	BB&R Properties, LLP
REQUEST	No. 06UR016 - Conditional Use Permit to construct mini-warehousing for storage services in the General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot BR, Shoenhard Subdivision, located in the N1/2 SE1/4, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.634 acres
LOCATION	3400 West Chicago Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Cement Plant
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a mini-warehouse in the General Commercial Zoning District be denied without prejudice at the applicant's request.

GENERAL COMMENTS: The subject property is located north of W. Chicago Street and east of Sturgis Road at 3400 W. Chicago Street. There is currently a sales office and used vehicle display area located subject property. The subject property is zoned General Commercial District. The properties located south, west and east of the subject property are zoned General Commercial District. The property located north of the subject property is the Cement Plant.

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:

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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. Staff also noted that all plans shall be prepared and stamped by a Registered Professional Engineer per SDCL 36-18A.

Design Features: The site plan indicates a metal structure totaling 7,540 square feet of mini-warehousing located on the subject property. The building elevation drawings show the exterior of the structures to be metal siding. The building elevation drawings also indicated the proposed building will have a peak height of 24 feet 7 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 or a variance shall be obtained.

Lighting: Staff noted that the site plan shows existing lighting in the parking lot. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties.

Signage: The applicant's site plan shows the existing signage. Any additional 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. Staff also noted that a sign permit shall be obtained prior to installation of any signage.

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 a portion of the property boundary but does not indicate slats. A revised site plan indicating the correct fence material as listed shall be submitted prior to the Planning Commission meeting or a variance shall be obtained.

Landscaping: The Conditional Use Permit will require that 62,345 landscaping points be provided. The applicant's site plan indicates 71,430 landscaping points. Staff noted that the applicant's plans meet all the landscape requirements found in Section 17.50.300 of the Rapid City Municipal Code.

Grading: Staff noted that a grading and erosion control plan was not submitted as part of the application. Staff would recommend that prior to issuance of a building permit the applicant submit a grading and erosion control plan for review and approval.

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.

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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 that the Conditional Use Permit be denied without prejudice at the applicant's request to allow the applicant to submit a Planned Commercial Development – Initial and Final Development Plan to address the building material and fencing requirements.