

STAFF REPORT
July 27, 2006

No. 06PD046 - Planned Commercial Development - Initial and Final Development Plan

ITEM 35

GENERAL INFORMATION:

PETITIONER	BB&R Properties
REQUEST	No. 06PD046 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot BR, Schoenhard 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	6/28/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be approved with the following stipulations:

1. A Building Permit shall be obtained prior to initiation of any construction and that a Certificate of Occupancy shall be obtained prior to occupying the building;
2. Prior to issuance of a Building Permit, all plans shall be prepared and stamped by a Registered Professional Engineer per SDCL 36-18A;
3. An exception for the metal siding in lieu of masonry, concrete or wood, or metal simulated wood siding is hereby approved;
4. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties;
5. Any additional signage requested for the property shall to be submitted for review and approval prior to the Planning Commission meeting or a subsequent Amendment to the Planned Commercial Development shall be submitted when the signage information is available;
6. An exception to the chain link fence without slats in lieu of a chain link fence with slats is

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- hereby approved;
7. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and maintained in a live vegetative state;
 8. Prior to issuance of a Building Permit, the applicant shall submit a grading and erosion control plan for review and approval;
 9. All applicable provisions of the International Fire Codes shall be continually met;
 10. A local manager shall be required and shall be responsible for maintaining the property and the operation of the facility; and,
 11. The Planned Commercial Development – Initial and Final Development Plan 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 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 on the 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. An auto body repair shop and garden center are located adjacent to the subject property. The property located north of the subject property is the GCC Dakota Industrial complex and the Old Castle mine.

On July 6, 2006 the Planning Commission denied without prejudice a Conditional Use Permit application at the applicant's request.

The applicant is now requesting approval of a Planned Commercial Development – Initial and Final Development Plan to allow mini-warehousing and address the building materials and fencing requirements of mini-warehousing in the General Commercial Zoning District.

STAFF REVIEW: Staff has reviewed this request for a Planned Commercial Development – Initial and Final Development Plan as it relates to the Rapid City Municipal Code and has noted the following issues:

Building Code: Staff noted that a Building Permit shall be obtained prior to initiation of any construction and that a Certificate of Occupancy shall 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: Section 17.48.030(10) of the Rapid City Municipal Code states that exterior building material shall be masonry, concrete or wood, or metal simulated wood siding. 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 that is beige in color. The building elevation drawings also indicated the proposed building will have a peak height of 24 feet 7 inches. The front of the proposed building will be located approximately 270 feet from the front lot line and the Old Castle mine property is located to the rear of the proposed structure. The proposed structure will have a minimal impact on the adjacent property because of the location on the site. As such, staff is recommending that metal siding be approved.

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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 shall to be submitted for review and approval prior to the Planning Commission meeting or a subsequent Amendment to the Planned Commercial Development 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(10) 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 an existing chain link fence around a portion of the property boundary but does not include slats. The majority of the chain link fence is covered with vines or is adjacent to the cement plant property. The proposed structure will have a minimal impact on the adjacent property because of the location on the site and the existing plant material. As such, staff is recommending that the chain link fence without slats be approved.

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. 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.

Notification: As of this writing, the required sign has been posted on the property but the receipts from the required notification of surrounding property owners have not been returned. Staff will notify the Planning Commission at the July 27, 2006 Planning Commission meeting if this requirement has not been met.

Staff is recommending that the Planned Commercial Development – Initial and Final Development Plan be approved with the above stated stipulations.