

STAFF REPORT
March 8, 2007

No. 07PD003 - Planned Light Industrial Development - Initial and Final Development Plan **ITEM 19**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07PD003 - Planned Light Industrial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1B of Starlite Subdivision, located in the SW1/4 SW1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.48 acres
LOCATION	Southeast of the intersection of Beale Street and Dyess Avenue and north of Eglin Street
EXISTING ZONING	Light Industrial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Light Industrial District - General Agriculture District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/26/2007
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Planned Light Industrial Development - Initial and Final Development Plan be continued to the **March 22, 2007** Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

(Update, February 23, 2007. All revised and/or added text is shown in bold print.) This item was continued at the February 22, 2007 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted for review and approval. As such, staff is recommending that this item be continued to the March 22, 2007 Planning Commission meeting to allow the applicant to submit the additional information as identified below.

The applicant has submitted an Initial and Final Planned Light Industrial Development to

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allow an outdoor storage yard to be located on the southern portion of the subject property. In particular, the applicant has indicated that the storage yard will be used for steel and building products including beams, culverts, pipe and rebar. In addition, the storage yard will not contain any scrap materials.

The property is located approximately 350 feet east of the intersection of Dyess Avenue and Eglin Street on the north side of Eglin Street. Currently, a large outdoor movie screen is located on the subject property. In addition, a metal fence is located along a portion of the southern portion of the property.

STAFF REVIEW:

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

Landscaping Plan: To date, a landscaping plan has not been submitted for review and approval. Chapter 17.50.300.E.a states that the square footage of the developed portion of the lot not covered by a building shall equal the required number of points. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a landscaping plan in compliance with the Rapid City Municipal Code.

Signage and Lighting Plan: To date, a signage and lighting plan has not been submitted for review and approval. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a signage and lighting plan. If the applicant is not proposing any signage and/or lighting, then a written statement must be submitted identifying no signage and/or lighting for the project.

Parking Plan: The applicant has submitted a site plan showing a 75 foot X 150 foot paved loading and unloading pad to be constructed on the southern portion of the subject property directly north of Eglin Street. The Parking Regulations require that vehicle or equipment maneuvering areas also be paved. As such, staff is recommending that a parking plan identifying the access aisles within the storage area be submitted for review and approval. In particular, the access aisles must be paved. Staff is also recommending that construction plans for the loading and unloading area be submitted for review and approval. In addition a grading plan including proposed contours and/or spot elevations for the improved area must be submitted for review and approval.

During staff's site inspection of the subject property, it was noted that the adjacent property, owned by Ace Steel and Recycling, Inc., currently utilized the applicant's proposed loading and unloading area as a second access point to their site. In addition, miscellaneous materials and parked vehicles were within this area. As such, staff is recommending that a revised parking plan be submitted for review and approval identifying a physical separation between the two properties or the applicant must demonstrate that the area is sufficient for all of the proposed and existing use(s).

Staff is recommending that the Initial and Final Planned Light Industrial Development be

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continued to allow the applicant to submit a revised Parking Plan and construction plans as identified.

Dust Palliative: Chapter 17.50.270.G.4 of the Rapid City Municipal Code states that “all commercial, light industrial and heavy industrial uses which involve outdoor storage shall apply a dust palliative approved by the City engineer to all unpaved areas utilized for storage. An approved dust palliative shall be applied annually or as directed by the engineering division”. To date, the dust palliative information and maintenance plan has not been submitted for review and approval. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit the information as identified.

In addition, an Air Quality Permit must be obtained prior to any disturbance of one acre or more of land. A Construction and Parking Lot Permit must also be obtained prior to the start of construction of any parking lot area.

Land Use/Fencing: The Light Industrial District allows an outdoor storage yard for building materials as a permitted use within the district contingent upon a seven foot obscuring fence, wall or mass planting located around the storage area. The applicant has submitted a site plan showing a proposed fence along the west and north side of the storage area. In addition, the applicant has submitted an elevation showing the fence as a seven foot high chain link fence with slats and with an approximate two foot high rolled barb wire along the top of the chain link fence. The total fence height measures approximately nine feet. Chapter 15.40.090 of the Rapid City Municipal Code states that barb wire fencing material is allowed in an industrial district when located not less than six feet above ground. However, Chapter 15.40.040 of the Rapid City Municipal Code states that a maximum eight foot high fence is allowed in an industrial district. As such, staff is recommending that the design of the fence be revised reducing the height of the fence to eight feet or a Fence Height Exception must be obtained.

The applicant has indicated that the existing metal fence located along the south and west lot lines of the subject property will remain in place. To date, elevations of the fence have not been submitted for review and approval.

Staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to address the fence height issue as identified.

Phasing Plan: The applicant has indicated that the storage yard will be located in the southern portion of the subject property. To date, a phasing plan for the balance of the subject property has not been submitted for review and approval. In addition, the applicant must identify access to the northern portion of the subject property through the southern portion of the property in lieu of Beale Street. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a Phasing Plan as identified.

The applicant should be aware that any future use of the northern portion of the subject

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property will require the review and approval of an Initial and Final Planned Light Industrial Development.

Staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit the additional information as outlined above.