

STAFF REPORT

March 8, 2007

No. 07UR001 - A Major Amendment to a Conditional Use Permit to allow a warehouse in excess of 5,000 square feet and using delivery vehicles in excess of 1 ½ ton capacity or more than five delivery vehicles in a General Commercial District. The proposed Major Amendment will expand the office area

ITEM 27

GENERAL INFORMATION:

PETITIONER	RCS Construction, Inc. for AIRC
REQUEST	No. 07UR001 - A Major Amendment to a Conditional Use Permit to allow a warehouse in excess of 5,000 square feet and using delivery vehicles in excess of 1 ½ ton capacity or more than five delivery vehicles in a General Commercial District. The proposed Major Amendment will expand the office area
EXISTING LEGAL DESCRIPTION	Lot 2, less Lot H2 located in the SE1/4 SE1/4, Section 29, T2N, R8E, 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 Dyess Avenue and Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District
West:	General Commercial District - General Agriculture District
PUBLIC UTILITIES	Public water and sewer
DATE OF APPLICATION	2/9/2007
REVIEWED BY	Jonathan Smith / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit to allow a warehouse in excess of 5,000 square feet and using delivery vehicles in excess of 1 ½ ton capacity or more than five delivery vehicles in a General Commercial District be approved with the following stipulations:

1. Prior to Planning Commission approval the applicant shall submit plans showing the adequacy and location of any existing holding tanks, as well as provide a pumping plan for review and approval;
2. Prior to Planning Commission approval the applicant shall submit for review and approval

STAFF REPORT
March 8, 2007

No. 07UR001 - A Major Amendment to a Conditional Use Permit to allow a warehouse in excess of 5,000 square feet and using delivery vehicles in excess of 1 ½ ton capacity or more than five delivery vehicles in a General Commercial District. The proposed Major Amendment will expand the office area

ITEM 27

3. a revised site plan that shows an additional handicap parking space; Prior to Planning Commission approval the applicant shall provide documentation that a drainage easement has been obtained from Dakota, Montana, & Eastern Railroad for the portion of the storm water detention pond, which is located on the railroad right-of-way;
4. Prior to issuance of a Building Permit the applicant shall obtain a right-of-way permit from the City of Rapid City Public Works Department for work done within the Elgin Street right-of-way; and,
5. The applicant shall submit for review and approval revised construction plans showing the additional office space to be constructed. In addition the applicant shall obtain an updated Building Permit before any portion of the proposed addition is constructed.

GENERAL COMMENTS:

The applicant has submitted a request for a Major Amendment to a Conditional Use Permit to allow a warehouse in excess of 5,000 square feet and using delivery vehicles in excess of 1 ½ ton capacity or more than five delivery vehicles in a General Commercial District. On April 20, 2006 the Rapid City Council approved a Conditional Use Permit (06UR008) to construct a 40,000 square foot warehouse, parking lot, and loading dock in a General Commercial Zoning designation. This previously approved structure is currently under construction on the subject property. The applicant is now proposing to construct an additional 2,432 square feet to the structure for additional office space. The subject property is located within Tax Increment Finance District #56.

STAFF REVIEW:

Staff has reviewed the Major Amendment to a Conditional Use Permit and noted the following considerations:

Use

As previously indicated the applicant is proposing a 2,432 square feet addition of office space onto a previously approved 40,000 square foot building. The original Conditional Use Application (06UR008) site plan shows 1,350 square feet of office space. Staff finds that the minimal amount of traffic created by additional office space would not have a significant impact on Eglin Street.

Parking

A total of 10 parking spaces were required as part of the previously approved site plan. The proposed increase in office space requires the provision of 11 additional parking spaces. As a result the total of 21 off street parking spaces are required for the proposed development including the addition. The submitted site plan shows the additional 11 spaces as well as 19 parking spaces for a total of 30 off street parking spaces; however an additional handicap space is required. Staff recommends that prior to Planning Commission approval a revised site plan shall be submitted identifying one additional handicap parking space be added to the submitted site plan before issuance of a building permit.

Landscaping

A minimum of 151,978 landscape points is required. The applicant's site plan has indicated

STAFF REPORT
March 8, 2007

No. 07UR001 - Conditional Use Permit to allow the construction of a metal building on public property **ITEM 27**

156,000 landscaping points, which exceeds the minimum requirement. 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.

Structure Design

The applicant has submitted elevations showing the structure design of the proposed addition. The proposed addition is predominately metal with some brick accent along the lower portion of the building. The submitted elevations are compatible with the prior approved elevations of the 40,000 square foot warehouse building.

Staff feels that this Major Amendment to a Conditional Use Permit to allow 2,432 square foot of additional office space to previously approved warehouse be approved assuming compliance with the stipulations.