

STAFF REPORT
October 4, 2007

No. 07PD059 - Planned Light Industrial Development - Initial and Final Development Plan

ITEM 44

GENERAL INFORMATION:

APPLICANT	Shane Leibig
AGENT	Janelle Fink for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Ronald and Vicki Liebig/Shane Liebig
REQUEST	No. 07PD059 - Planned Light Industrial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 3 of Block 4 of Feigel Subdivision, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.66 acres
LOCATION	924 E. Watertown Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/27/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the applicant shall submit a revised site plan demonstrating that the main and accessory buildings and off-street parking and loading facilities do not cover more than 75 percent of the lot area as per Chapter 17.22.040 of the Rapid City Municipal Code for review and approval;
2. Prior to Planning Commission approval, the applicant shall submit a revised site plan providing a 30 foot wide access aisle as required per Table 17.50.270(D) of the Rapid City Municipal Code for review and approval;
3. A minimum 41.9 foot rear yard setback shall be provided and all other provisions

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- of the Light Industrial District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Light Industrial Development or a subsequent Major Amendment;
4. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
 5. A sign permit shall be obtained prior to construction of any signage;
 6. An air quality permit shall be obtained prior to construction;
 7. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
 8. All applicable provisions of the International Fire Code shall be continually met;
 9. All construction shall comply with the approved building elevations;
 10. The lighting plan shall continually comply with all requirements of the Zoning Ordinance and the approved lighting plan; and,
 11. The Initial and Final Planned Light Industrial Development shall expire if the use has not commenced 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: This staff report has been revised as of September 25, 2007. All revised and/or added text is shown in bold print. This item was continued to the October, 2007 Planning Commission Meeting to allow the applicant to submit additional information. On September 13, 2007 the applicant submitted additional information for setbacks, lot coverage, signage, drainage, and parking.

The applicant has submitted an Initial and Final Planned Light Industrial Development to allow ministorage warehousing to be located on the property.

The property is located on the north side of Watertown Street and west of Riley Street. Currently there is no structural development on the subject property.

On January 6, 2005 Planning Commission approved a Planned Residential Development – Initial and Final Development Plan (#04PD081) for the property with stipulations. However, the Planned Residential Development was not undertaken and completed within two years of the date of approval by the Planning Commission and has expired.

STAFF REVIEW:

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

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy.

Air Quality Permit: Staff noted that an air quality permit must be obtained prior to any construction.

Design Standards: The applicant is proposing a one-story metal structure that is tan in color. The applicant is also proposing an eight foot high chain link fence with a barbed wire top

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around the perimeter of the property for security purposes. Chapter 15.40 of the Rapid City Municipal Code allows an eight foot high chain link fence with barbed wire in the light industrial zoning district. In addition, the proposed structure and fencing is consistent with the existing structures and fencing currently located adjacent to the subject property.

Setbacks: Chapter 17.22.040 of the Rapid City Municipal Code states that the depth of a rear yard which abuts on a residential district shall not be less than 50 feet. The applicant is requesting to reduce the rear yard setback from 50 feet to 41.9 feet due to the topography and the location of existing easements. The property to the north is not currently developed as a residential development but potentially will be developed as residential in the future. All other setbacks meet the minimum requirements of the Rapid City Municipal Code. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a revised site plan in compliance with the Rapid City Municipal Code that provides a sufficient buffer to the residential property to the north.

On September 13, 2007 the applicant submitted a revised site plan with an eight foot high wood privacy fence along the north side to screen the proposed development from the Medium Density Residential District. Staff also noted that the area to the north is currently used for the storage of construction materials and equipment. As such, staff is recommending that the rear yard setback be reduced from 50 feet to 41.9 feet.

Lot Coverage: Chapter 17.22.040 of the Rapid City Municipal Code states that main and accessory buildings and off-street parking and loading facilities shall not cover more than 75 percent of the lot area. The proposed structures, paved parking, and paved circulation cover approximately 82 percent of the property. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a revised site plan in compliance with the Rapid City Municipal Code.

On September 13, 2007 the applicant submitted a revised site plan reducing the area covered by structures, paved parking, and paved circulation from 82 percent to 79 percent. However, Chapter 17.22.040 of the Rapid City Municipal Code states that main and accessory buildings and off-street parking and loading facilities shall not cover more than 75 percent of the lot area. As such, staff is recommending that prior to Planning Commission approval the applicant shall submit a revised site plan in compliance with the Rapid City Municipal Code for review and approval.

Landscaping Plan: A landscaping plan has been submitted for review and approval. The landscape plan provides 51,150 points meeting the minimum point requirements of Chapter 17.50.300 of the Rapid City Municipal Code.

Drainage Plan: Staff noted that drainage information and plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that developed flows do not exceed pre-developed flows or local detention facilities shall be provided or expanded as necessary. In addition, the drainage information shall demonstrate that the proposed landscaping does not obstruct the flow through the existing drainage

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easements. Prior to Planning Commission approval, a revised grading and drainage plan must be submitted for review and approval as identified. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a drainage plan in compliance with the Rapid City Municipal Code.

On September 13, 2007 the applicant submitted a drainage plan and drainage calculations in compliance with the Rapid City Municipal Code.

Easements: Staff noted that a retaining wall is proposed along the east side of the property and is located in a 20 foot wide drainage and utility easement. Chapter 15.40.070 states that no fence or wall shall be placed in designated easements unless approved in writing by the City Engineer. No fence or wall shall be erected in public right-of-way, except as approved by the Common Council. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a revised site plan in compliance with the Rapid City Municipal Code or obtain approval in writing from the City Engineer for the retaining wall located in the easement.

On September 13, 2007 the applicant submitted a revised site plan and drainage report demonstrating the proposed retaining walls will not impede drainage in the area. As such, staff has approved the location of the proposed retaining walls.

Signage and Lighting Plan: Signage and lighting has been submitted for review and approval. However, a sign location has not been identified on the site plan. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a revised site plan identifying the location of the signage for review and approval.

On September 13, 2007 the applicant submitted a revised site plan identifying the location of the sign meeting the requirements of Chapter 15.28 of the Rapid City Municipal Code. Staff noted that a sign permit must be obtained prior to construction of any signage.

Parking Plan: The applicant has submitted a site plan showing circulation aisles ranging in width from 24 feet to 53.36 feet. Chapter 17.50.270 of the Rapid City Municipal Code states that for ministorage warehousing 30 feet of circulation aisle width immediately adjacent to area of buildings with controlled access stalls shall be provided. As such, staff is recommending that the Initial and Final Planned Light Industrial Development be continued to allow the applicant to submit a revised site plan in compliance with the Rapid City Municipal Code.

On September 13, 2007 the applicant submitted revised a revised site plan. However, Table 17.50.270(D) of the Rapid City Municipal Code requires a 30 foot access aisle adjacent to the overhead doors and the applicant is only providing a 26 foot wide access aisle on the north side of the development. As such, staff is recommending that prior to Planning Commission approval, the applicant shall submit a revised site plan providing a 30 foot wide access aisle as required per Table 17.50.270(D) of the Rapid City Municipal Code for review and approval.

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Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the plans. Staff recommends that the comments be addressed and the red lined drawings be returned prior to Planning Commission approval.

On September 13, 2007 the applicant submitted revised plans addressing all red line comments.

Notification: The required sign has been posted on the property and the receipts from the required notification of surrounding property owners have been returned.

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. This item was continued to the September 6, 2007 Planning Commission Meeting to allow the applicant to submit the required information. This item was continued to the September 20, 2007 Planning Commission Meeting to allow the applicant to submit the required information. As of September 12, 2007 the required information has not been submitted. **This item was continued to the October 4, 2007 Planning Commission Meeting to allow the applicant to submit the required information. Staff is recommending that the Initial and Final Planned Light Industrial Development be approved with the stipulations as outlined above.**