

STAFF REPORT
January 10, 2008

**No. 07PD097 - Planned Industrial Development - Final Development ITEM 36
Plan**

GENERAL INFORMATION:

APPLICANT/AGENT	Marty Jacob for MBJ Company
PROPERTY OWNER	MBJ Company
REQUEST	No. 07PD097 - Planned Industrial Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot A, B and C of Lots 4R and 5R of Sale Barn Subdivision, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.37 acres
LOCATION	1711 E. Centre Street
EXISTING ZONING	Light Industrial District (Planned Industrial Development)
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District (Planned Industrial Development)
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/13/2007
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planned Industrial Development - Final Development Plan be continued to the January 24, 2008 Planning Commission meeting to allow the applicant to submit the required information.

GENERAL COMMENTS: The applicant has submitted a Planned Industrial Development - Final Development Plan to change the proposed use of the subject property from a sales and service center for mobile homes, a lumber yard with a sales office and storage unit rentals to used vehicles sales and a towing company.

In April 17, 1995, the City Council approved an Initial Planned Light Industrial Development to allow five buildings to be constructed on five lots in the Sale Barn Addition which included the subject property. The approved Planned Light Industrial Development identifies the eventual division of the five lots into 20 industrial townhome lots for individual businesses.

STAFF REPORT
January 10, 2008

**No. 07PD097 - Planned Industrial Development - Final Development ITEM 36
Plan**

On December 27, 1999, a Minimal Amendment to the Planned Light Industrial Development was approved to allow a detoxification center to be constructed on the subject property.

On March 25, 2004 Planning Commission approved a Major Amendment to a Planned Light Industrial Development - Initial Development Plan (#04PD013) with the following stipulations:

1. A Final Plat shall be approved prior to or in conjunction with a Final Planned Light Industrial Development;
2. Upon submittal of a Final Planned Light Industrial Development, a landscaping plan shall be submitted for review and approval;
3. Upon submittal of a Final Planned Light Industrial Development, a sign package shall be submitted for review and approval;
4. Upon submittal of a Final Planned Light Industrial Residential Development, structural elevations, a list of the building materials for any existing and/or proposed structural development shall be submitted for review and approval;
5. Upon submittal of a Final Planned Light Industrial Development, a lighting package shall be submitted for review and approval;
6. Upon submittal of a Final Planned Light Industrial Development, a parking plan shall be submitted for review and approval. In particular, the parking plan shall conform to Chapter 17.50.270 or the Rapid City Municipal Code;
7. Upon submittal of the Final Planned Light Industrial Development, fence elevations and/or a landscaping plan to create an obscuring seven foot high screen around any outdoor storage of lumber shall be submittal for review and approval;
7. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
8. All Uniform Fire Codes shall be met; and,
9. Prior to issuance of a building permit for each lot, a detailed grading plan shall be submitted for review and approval.

The subject property is located at 1711 E. Centre Street. Currently, a commercial structure is located on Lot A. The balance of the subject property is currently void of any structural development.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code and has noted the following issues:

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

Parking Plan: The applicant indicated that the existing building will be used for office space, vehicle service, used vehicles sales and storage. However, the applicant did not submit a floor plan demonstrating the intended uses. In addition, the area south of the building has a gravel surface and Section 17.50.270 requires all vehicular circulation and storage areas be paved. As such, staff recommends that prior to Planning Commission approval a revised

STAFF REPORT
January 10, 2008

**No. 07PD097 - Planned Industrial Development - Final Development ITEM 36
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parking plan designed in accordance with the Rapid City Municipal Code be submitted for review and approval.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. Staff noted that existing lighting is located on the building and is arranged so as to provide security and to reflect light toward the parking areas.

Signage: Staff noted that a sign package was submitted with the application showing two wall signs located on the building.

All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign.

Screening: Staff noted that the applicant is proposing a used vehicle sales and towing business for the site. Section 17.22 of the Rapid City Municipal Code requires that all towed vehicles shall be stored within a building or in an area with an opaque fence of at least six feet in height. Prior to Planning Commission approval, a revised plan must be submitted for review and approval showing the location of the proposed vehicle storage area and the required six foot high opaque fence.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted provides a 100 percent buffer along the Centre Street right-of-way excluding approaches. The landscape plan is in compliance with Section 17.50.300 of the Rapid City Municipal Code.

Fire Safety: Staff noted that all applicable provisions of the International Fire Code shall be continually met.

Drainage and Grading: Staff noted that the there is no proposed expansion of the existing facilities on Lot A and Lots B and C will remain undeveloped at this time. However, as previously indicated, all vehicular access, parking, and storage areas shall be paved in accordance with the Rapid City Municipal Code. A grading and drainage plan is required for the required paved surfaces. As such, staff recommends that prior to Planning Commission approval a grading and drainage plan shall be submitted for the required paved surfaces. Staff also noted that prior to development of Lots B and C a Major Amendment to a Planned Light Industrial Development must be obtained.

Design Standards: Staff noted that the applicant submitted building elevations of the existing structure. The existing structure is a metal building that is earth tone in color. The applicant is not proposing any additional structures at this time.

STAFF REPORT
January 10, 2008

**No. 07PD097 - Planned Industrial Development - Final Development ITEM 36
Plan**

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

Notification Requirement: As of this writing, the sign has not been posted on the property and the certified mailings have not been returned. Staff will notify the Planning Commission at the January 10, 2008 Planning Commission meeting if the notification requirements have not been met.