

STAFF REPORT
April 10, 2008

**No. 08PD009 - Planned Commercial Development - Initial and Final
Development Plan**

ITEM 28

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Allside Warehouse Rentals, LLC c/o Richard Huffman
REQUEST	No. 08PD009 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of SSJE Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.7 acres
LOCATION	115 Kermit Lane
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	2/26/2008
REVIEWED BY	Jonathan Smith / Ted Johnson/ Jared Ball

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the applicant shall submit a site plan for review and approval identifying additional landscaping along Kermit Street, sidewalk along Kermit Street, an area for truck deliveries and a truck turnaround area;
2. Prior to Planning Commission approval, the applicant shall submit a list of building materials, proposed colors, and drawings of all four building elevations for review and approval. In particular the elevations shall identify accent features along the façade(s);
3. Prior to Planning Commission approval, the applicant shall submit for review and approval a revised drainage plan;

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4. **Prior to Planning Commission approval, the applicant shall revise the site plan to identify loading areas that meet the standards of Section 17.50.290 of the Rapid City Municipal Code;**
5. **Prior to Planning Commission approval the applicant shall submit for review and approval an access easement for the proposed truck turnarounds;**
6. Prior to Planning Commission approval a sign package shall be submitted for review and approval. Upon approval of the proposed sign package, any changes to the approved 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 a 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;
7. Land uses are limited warehousing use. Any change in land use will require a Major Amendment to a Planned Commercial Development;
8. Prior to the issuance of a building permit, the applicant shall obtain an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual;
9. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy. In addition, all provisions of the Building Code shall be continually met;
10. The provisions of the landscape ordinance shall be continually met; in addition, all landscaping shall be maintained in a live vegetative state;
11. All applicable provisions of the Fire Code shall be continually met;
12. The Planned Commercial Development 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:

(Update April 1, 2008. All revised and/or added text is shown in bold. This item was continued at the March 27, Planning Commission meeting because the stipulations of approval had not been met. On March 26, 2008 the applicant submitted drawings of all four building elevations. The revised elevations identify the materials and colors of the proposed building as being lightstone metal panels with bronze gutters and white doors. However, the submitted elevations do not identify any accenting of the façades. Staff recommends that the applicant submit for review and approval drawings of all four building elevations identifying building façades that are accented by brick veneer, spilt face block, or stone.

The applicant has submitted a sign package identifying five wall signs that are 40 square feet in size. The applicant is proposing to locate three of the signs on the front façade for each bay, and a sign on both the east and west elevation of the building. Section 15.28.190 A of the Rapid City Municipal Code states that 2 square feet of signage is allowed per linear the building has frontage on a public street for wall signs. Currently the lot the building is located on has 106 feet of frontage along Kermit Lane. The applicant is proposing a sign package of wall signs that are

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collectively 200 square feet in size. Staff finds that the applicant is allowed a total square footage of 212 square feet for wall signs, and that applicant's sign package meet the requirements of Section 15.28190 A.

The applicant has submitted a revised site plan identifying loading areas adjacent to each of the proposed bays. The proposed loading areas measure 14 feet in width and 8 feet in length. Section 17.50.290 of the Rapid City Municipal Code states that loading areas must be 14 feet in width and 40 feet in length. Staff recommends that applicant revise the site plan to identify a loading area that is 14 feet in width and 40 feet in length. An access easement measuring 26 feet in width located on Lot 1 and abutting Lot 2 was also submitted. Staff finds that the access easement width is insufficient for the turning radius required for large trucks. Staff recommends that the applicant revise the access easement to identify a width that will meet the turning radius for large trucks.

In addition, a revised drainage plan with additional storm water information has been submitted and approved by staff.

Staff recommends the applicant submit a revised site plan identifying loading areas that meet the minimum standards of Section 17.50.290, a revised access easement width that meets the turning radius requirement for large trucks, and revised building elevations identifying accented façades prior to approval of this request by Planning Commission.

The applicant has submitted a Planned Commercial Development- Initial and Final Development Plan. The property is a 0.7acre lot located at 115 Kermit Street. The property was platted as Lot 1 of SSJE Subdivision. Currently, the property is vacant with no structural development. The applicant is proposing to construct a 10,000 square foot metal building to be used for warehousing purposes. The applicant is proposing to divide the structure into three equally divided bays and lease the bays to tenants in the future. The property is currently zoned General Commercial District.

STAFF REVIEW:

Staff has reviewed the applicant's Planned Commercial Development-Initial and Final Development Plan and noted the following considerations:

SITE PLAN:

The applicant has submitted a site plan identifying twelve off-street parking spaces two of which are handicap spaces, one of which is van accessible. Based on the use of the building as warehousing, the applicant is required to provide 2.5 off-street parking spaces for the 10,000 square foot building. Staff notes that the applicant's site plan meets the minimum requirement for off-street parking for warehousing use. The applicant's site plan does not identify a loading area for large trucks or a turnaround area for large trucks. Because the proposed use will require deliveries to and from the site additional information on how large trucks will maneuver about the site, as well as, a designated delivery/loading area is needed for review and approval. Staff recommends that the applicant revise the site

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plan to identify a delivery/loading area and a turnaround area for large trucks.

The applicant's is required to provide 20,145 points of landscaping. The applicant's site plan identifies 20,380 landscaping points consisting of large trees, medium trees, shrubs, and areas of grass. The majority of the landscaping is located along the northern boundary of the property abutting the off-street parking area. Staff notes that additional landscaping is needed between the abutting road and the building to create a more aesthetically pleasing environment. Staff recommends that the applicant revise the landscaping plan to identify additional landscaping on the property near the abutting street in order to enhance the aesthetic atmosphere of the property.

The applicant site plan does not indicate any sidewalks being installed. In the past the Planning Commission and City Council have emphasized the importance of sidewalks to provide safe pedestrian access. Staff recommends the applicant revise the site plan to indicate sidewalks being installed along the property where it abuts Kermit Lane.

A front elevation and side elevation drawing of the building identifying light stone colored metal wall panels were submitted by the applicant. Staff finds that all four building elevations are needed for review and approval. In addition, staff recommends that the elevations be accented with brick veneer, stone or split-face block in order to demonstrate a more aesthetically pleasing structure. Staff recommends that the applicant submit all building elevation drawings that identify aesthetic accenting of the façade(s) along with proposed building materials and proposed colors.

A sign package identifying the location, size, height and colors of all proposed signs has not been submitted for review and approval. Staff recommends that the applicant submit a proposed sign package that identifies the size, location, height and colors of any proposed signs for the development.

USE:

As noted, the applicant is proposing to use the 10,000 square foot structure for warehousing purposes. The property is zoned General Commercial District. The use of warehousing in a structure that exceeds 5,000 square feet is allowed as a Conditional Use in a General Commercial Zoning District. The applicant has requested that the conditional use to allow a warehouse use in a structure that exceeds 5000 square feet be addressed as part of this Planned Commercial Development review. Currently, the applicant's site plan identifies ample parking for warehouse use of the structure. In addition, similar uses including warehousing are located on the surrounding properties that are also zoned General Commercial District. However, as noted, the applicant's site plan does not identify a loading/ delivery area or turnaround area for large trucks. Staff finds that this additional information is needed in order to support the use of the property for warehouse use in excess of 5000 square feet is appropriate for this property.

The applicant has indicated that the bays in the structure are to be leased in the future. Other uses allowed in a General Commercial Zoning District including offices may require an

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increase in off-street parking as well as required improvements to the structure in order to meet the current building code for the specific use. For these reasons any use for the property other than warehousing will require a Major Amendment to a Planned Commercial Development.

DRAINAGE:

A site-specific drainage report addressing the proposed improvements to the property was submitted with this application. However, staff has identified potential drainage issues with stormwater runoff from adjacent properties to the north and west of the property. Staff has concerns that uncontrolled stormwater runoff from adjacent properties may adversely affect the proposed improvements on the property. Staff recommends the applicant submit additional drainage information that addresses the potential impact and control of runoff from upstream properties.