

STAFF REPORT
August 7, 2008

No. 08PD035 - Planned Industrial Development - Initial Development Plan **ITEM 38**

GENERAL INFORMATION:

APPLICANT	Kent R. Hagg for Hagg Development Corporation
AGENT	Brad and Dad, LLC
PROPERTY OWNER	Brian Hagg and Pat Tlustos
REQUEST	No. 08PD035 - Planned Industrial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lot 3 Mall Drive Subdivison and Lot 1B of Block 6 of Interstate 90 Business Park, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.0 acres
LOCATION	North of Mall Drive and West of Dakota Craft Drive
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District (Planned Development Designation)
East:	General Commercial District (Planned Development Designation)
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/11/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Based on the recommendation of the Future Land Use Committee to deny the associated Comprehensive Plan Amendment, staff recommends that the Planned Industrial Development - Initial Development Plan be denied.

GENERAL COMMENTS:

The applicant has submitted an Initial Industrial Development Plan to allow a retail structure on approximately three acres. The applicant has also submitted a Rezoning request

STAFF REPORT
August 7, 2008

No. 08PD035 - Planned Industrial Development - Initial Development Plan **ITEM 38**

(#08RZ028) from General Commercial to Light Industrial and a Comprehensive Plan Amendment (#08CA026) to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development. The property is located west of Dakota Craft Drive and north of East Mall Drive and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial Industrial Development Plan and has noted the following considerations:

Platting: Staff noted that the proposed development is located on two lots. The structure will cross a common lot line and existing utility and drainage easements. Staff recommends that prior to issuance of a building permit the property must be replatted in accordance with the Rapid City Municipal Code or a developmental lot agreement must be approved and recorded at the Pennington County of Register of Deeds office and the existing easements must be vacated.

Zoning: As previously noted the applicant has submitted a Rezoning request (#08RZ028) from General Commercial to Light Industrial and a Comprehensive Plan Amendment (#08CA026) to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development to allow the proposed development. The Future Land Use Committee reviewed this item at their July 31, 2008 meeting and recommended denial of the Comprehensive Plan Amendment. Based on the recommendation of the Future Land Use Committee to deny the associated Comprehensive Plan Amendment, staff recommends that the Planned Industrial Development - Initial Development Plan be denied.

Lot Coverage: Section 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. Staff is recommending that upon submittal of a Final Industrial Development Plan application, the applicant must demonstrate that the structures and parking do not cover more than 75 percent of the lot area.

Design Features: The applicant has not submitted structural elevations for the proposed development. Staff is recommending that upon submittal of a Final Industrial Development Plan application, structural elevations and a complete building materials list and color palette for the structure, including the color of the roof, be submitted for review and approval. In addition, the elevations must show screening for all roof top mechanical equipment.

Approaches and Drive Lanes: Staff noted that the proposed approaches on East Mall Drive exceed the maximum width for an approach to a commercial site. Staff noted that the approaches must be revised to a maximum width of 28 feet per the Rapid City Street Design Criteria Manual or the applicant shall obtain an exception to the Rapid City Street Design Criteria Manual. As such, staff recommends that prior to issuance of a building permit the approaches must be revised to a maximum width of 28 feet per the Rapid City Street Design Criteria Manual or the applicant must obtain an exception to the Rapid City Street Design

STAFF REPORT
August 7, 2008

No. 08PD035 - Planned Industrial Development - Initial Development Plan **ITEM 38**

Criteria Manual. In addition it appears that the driveway along the north end of the property does not meet the minimum width for a two-way drive lane. As such, staff is recommending that upon submittal of a Final Industrial Development Plan, a revised site plan in compliance with the Rapid City Street Design Criteria Manual be submitted for review and approval.

Parking: The proposed 19,188 square foot retail store as shown requires that a minimum of 95 parking spaces be provided with 4 of the parking spaces must be handicap accessible with one of the spaces being "van accessible". As such, staff is recommending that upon submittal of a Final Industrial Development Plan, a complete parking plan in compliance with the Parking Regulations be submitted for review and approval. In addition, loading dock areas and the truck route through the site must be identified and submitted for review and approval. In particular, the applicant must demonstrate screening of the loading dock from East Mall Drive.

Signage: Staff is recommending that upon submittal of a Final Industrial Development Plan application, a complete sign package, including any proposed signage on the buildings and direction signs within the parking lot, shall be submitted for review and approval.

Landscaping: A landscape plan has not been submitted for the proposed development. Staff is recommending that upon submittal of a Final Industrial Development Plan application, a complete landscaping plan be submitted for review and approval identifying specific plant material. In particular, the landscaping plan must comply with all requirements of the Zoning Ordinance.

Lighting Plan: As a part of a Final Commercial Development Plan application, a complete lighting package identifying the design of the proposed lighting must be submitted for review and approval. In addition, the lighting must be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). The Fire Department has also indicated that prior to issuance of a building permit, all weather access roads must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. Staff is recommending that all current adopted International Fire Codes be continually met.

Air Quality Permit: Staff noted that an Air Quality Permit must be obtained prior to any surface disturbance of one acre or more.

Dumpster: As a part of a Final Commercial Development Plan application, the location and size of all dumpsters must be submitted for review and approval. In addition, the dumpsters must be screened and elevations of the screening fence must be submitted for review and approval.

Air Handling Equipment: As a part of a Final Commercial Development Plan application, the

STAFF REPORT
August 7, 2008

**No. 08PD035 - Planned Industrial Development - Initial ITEM 38
Development Plan**

location, size and noise rating of any exterior air handling equipment must be submitted for review and approval. In addition, the equipment must be screened from all adjacent properties, including rooftop equipment.

Legal Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. As of this writing, staff has not received any calls or inquiries regarding this proposal.