

STAFF REPORT
August 21, 2008

No. 08PD043 - Planned Industrial Development - Final Development ITEM 11 Plan

GENERAL INFORMATION:

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| APPLICANT | Upper Deck Architects, Inc. |
| AGENT | Mall Drive, LLC |
| PROPERTY OWNER | Kent R. Hagg |
| REQUEST | No. 08PD043 - Planned Industrial Development - Final Development Plan |
| EXISTING LEGAL DESCRIPTION | Lot 3 of Mall Drive Subdivision and Lot 1-B of Interstate 90 Heartland Business Park, located in the NW1/4 of the SE1/4 and the SW1/4 NE1/4, 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 | 7/25/2008 |
| REVIEWED BY | Travis Tegethoff / Ted Johnson |

RECOMMENDATION:

Staff recommends that the Planned Industrial Development - Final Development Plan be continued to the September 4, 2008 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Final Industrial Development Plan to allow a retail structure on approximately three acres. The applicant has also submitted an Initial Industrial Development Plan(#08PD035), a Rezoning request (#08RZ028) from

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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 for the property. 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 Final 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 August 14, 2008 meeting and recommended approval of the 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. As such, staff recommends that prior to issuance of a building permit the property must be rezoned.

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. In addition, storage areas must be paved. Staff is recommending that prior to Planning Commission approval, the applicant must demonstrate that the structures and parking do not cover more than 75 percent of the lot area and outdoor storage areas are paved.

Design Features: The applicant has submitted structural elevations for the proposed development demonstrating a one-story structure constructed with concrete masonry blocks in an earth tone color, galvanized metal, and red trim. However, the elevations do not show screening for all roof top mechanical equipment and the color of the roof. In addition, the applicant agreed at the August 14, 2008 Future Land Use Committee to provide additional banding and masonry construction along the east side of the structure. As such, staff recommends that this item be continued to the September 4, 2008 Planning Commission meeting to allow the applicant to submit revised elevations for review and approval.

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

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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 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 prior to Planning Commission approval, 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 prior to Planning Commission approval, 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: The applicant submitted a sign package with a 38 foot high pole sign on the south side of the property and wall signs on the building. Staff noted that the proposed sign package appears to meet the minimum requirements of Section 15.28 of the Rapid City Municipal Code. Staff recommends that 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.

Landscaping: A minimum of 111,492 landscaping points are required. The applicant's site plan identifies that 121,318 landscape points are being provided within the developed area which exceeds the minimum requirements of the Landscape Regulations.

Lighting Plan: A complete lighting package was submitted identifying the design of the proposed lighting was submitted for review and approval. 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

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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: Prior to Planning Commission approval, 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.

Fence Height: The applicant is proposing a 12 foot high fence around the storage area. Staff noted that a fence shall not exceed eight feet in height in an industrial development as per Chapter 15.40.040 of the Rapid City Municipal Code. As such, staff recommends that prior to issuance of a building permit a Fence Height Exception must be obtained.

Storage Areas: Staff noted that all storage areas must be paved. In addition, the applicant agreed during the August 14, 2008 Future Land Use Committee to provide a list of materials proposed to be stored in the outside display areas. As such, staff recommends that this item be continued to the September 4, 2008 Planning Commission meeting to allow the applicant to submit the information for review and approval.

Air Handling Equipment: Prior to Planning Commission approval, the 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.

Redline Comments: Staff is recommending that prior to issuance of a building permit, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

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

Staff recommends that this item be continued to the September 4, 2008 Planning Commission meeting to allow action to be taken on the associated Rezoning and Comprehensive Plan Amendment and to allow the applicant to submit the required information.