

STAFF REPORT
October 23, 2008

No. 08UR014 - Conditional Use Permit to allow a mini storage warehousing facility in a General Commercial Zoning District ITEM 60

GENERAL INFORMATION:

APPLICANT	Steve Wynia for Wyngaard Investments
AGENT	Britton Engineering & Land Surveying, Inc.
PROPERTY OWNER	Jim Muelenberg
REQUEST	No. 08UR014 - Conditional Use Permit to allow a mini storage warehousing facility in a General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot 9 of Cambell Square Addition, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.52 acres
LOCATION	1410 Centre Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/26/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a mini storage warehousing facility in a General Commercial Zoning District be approved with the following stipulations:

1. 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;
2. Prior to Planning Commission approval, revised elevations for the structures and a revised site plan for the fence location shall be submitted for review and approval as required per Section 17.18.030 of the Rapid City Municipal Code;
3. Prior to Planning Commission approval, a sign package shall be submitted for review and approval or a Major Amendment to the Conditional Use Permit shall be obtained in the future for any proposed signage;

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4. Prior to issuance of a building permit the property shall be replatted in accordance with the Rapid City Municipal Code or a developmental lot agreement shall be approved and recorded at the Pennington County of Register of Deeds office and the existing easements shall be vacated;
5. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
6. An Air Quality Permit shall be obtained prior to construction if one acre or more is disturbed;
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. 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;
10. The lighting plan shall continually comply with all requirements of the Zoning Ordinance and the approved lighting plan; and,
11. The Conditional Use Permit application 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: The applicant has submitted a Conditional Use Permit application to allow ministorage warehousing to be located on the property. In addition, there has been a Preliminary Plat (#08PL130) application submitted for the property. The property is located on the north side of Centre Street and east of Cambell Street. Currently there is no structural development on the property.

STAFF REVIEW:

Staff has reviewed the Conditional Use Permit application and has noted the following considerations:

Platting: The proposed structures will cross existing utility and minor drainage easements. As previously noted, the applicant is in the process of replatting the property and vacating the existing easements. The applicant has also indicated that a development lot agreement will be recorded to combine the proposed lot with the existing lot to the west after the Final Plat is recorded. As such, 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.

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 if one acre or more is being disturbed.

Design Standards: The applicant is proposing a one-story metal structure that is ash gray in color. The applicant is also proposing a chain link fence between the buildings for security

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purposes. However, Section 17.18.030 of the Rapid City Municipal Code requires that the exterior building material shall be masonry, concrete or wood or metal simulated wood siding and that the security fencing and screen fencing shall not exceed 6 feet in height, and shall be constructed of wood, decorative block, or chain link fence with slats. As such, staff recommends that prior to Planning Commission approval revised elevations for the structures and a revised site plan for the fence location must be submitted for review and approval.

Setbacks: Staff noted that the proposed structures meet all setback requirements of Section 17.18 of the Rapid City Municipal Code.

Landscaping: A minimum of 16,250 landscaping points are required. The applicant's site plan identifies that 17,000 points are being provided. Staff recommends that a minimum of 17,000 landscaping points must be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary.

Drainage Plan: Staff noted that a drainage plan was submitted with the associated Preliminary Plat (#08PL130) and has been reviewed and approved.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff noted that the applicant submitted an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual.

Signage: Staff noted that no sign package has been submitted for the project. As such, staff is recommending that the prior to Planning Commission approval a sign package be submitted for review and approval or a Major Amendment to the Conditional Use Permit must be obtained in the future for any proposed signage.

Parking Plan: The applicant has submitted a site plan showing circulation aisles ranging in width from 35 feet to 20 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 prior to Planning Commission approval, the applicant submit a revised site plan in compliance with the Rapid City Municipal Code.

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.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned and the sign has not been posted on the property. Staff will notify the Planning Commission at the October 23, 2008 Planning Commission meeting if the

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notification requirements have not been met.