

STAFF REPORT
December 18, 2008

No. 08PD012 - Planned Industrial Development - Initial and Final Development Plan **ITEM 13**

GENERAL INFORMATION:

APPLICANT	West River Electric Association
AGENT	Lee Geiger for Geiger Architecture
PROPERTY OWNER	James J. Pahl
REQUEST	No. 08PD012 - Planned Industrial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of WREA Subdivision, located in the NW1/4 NE1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.5 acres
LOCATION	3250 East Highway 44 and 3454 Twilight Drive
EXISTING ZONING	Light Industrial District (Planned Industrial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Agriculture District
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District - General Commercial District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planned Industrial Development - Initial and Final Development Plan be **continued to the January 22, 2009 Planning Commission meeting at the applicant's request.**

GENERAL COMMENTS:

(Update, December 5, 2008. All revised and/or added text is shown in bold print.) This item was continued at the November 20, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. The applicant has subsequently requested that this item be continued to the January 22, 2009 Planning

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Commission meeting to allow them to submit the additional information.

(Update, November 7, 2008. All revised and/or added text is shown in bold print.) This item was continued at the October 23, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. Staff will notify the Planning Commission at the November 20, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, October 10, 2008. All revised and/or added text is shown in bold print.) This item was continued at the October 9, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. Staff will notify the Planning Commission at the October 23, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, September 11, 2008. All revised and/or added text is shown in bold print.) This item was continued at the September 4, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. Staff will notify the Planning Commission at the September 25, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, August 22, 2008. All revised and/or added text is shown in bold print.) This item was continued at the August 21, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. Staff will notify the Planning Commission at the September 4, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, August 8, 2008. All revised and/or added text is shown in bold print.) This item was continued at the August 7, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. Staff will notify the Planning Commission at the August 21, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, July 25, 2008. All revised and/or added text is shown in bold print.) This item was continued at the July 24, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. Staff will notify the Planning Commission at the August 21, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, July 11, 2008. All revised and/or added text is shown in bold print.) This item was continued at the July 10, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the required information has not been submitted for review and approval. Staff will notify the Planning Commission at the August 7, 2008 Planning Commission meeting if the stipulations of approval have been met.

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(Update, June 27, 2008. All revised and/or added text is shown in bold print.) This item was continued at the June 26, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the information has not been submitted for review and approval. Staff will notify the Planning Commission at the July 10, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, June 13, 2008. All revised and/or added text is shown in bold print.) This item was continued at the June 5, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the information has not been submitted for review and approval. Staff will notify the Planning Commission at their June 26, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, May 26, 2008. All revised and/or added text is shown in bold print.) This item was continued at the May 22, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the information has not been submitted for review and approval. Staff will notify the Planning Commission at their June 5, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, May 9, 2008. All revised and/or added text is shown in bold print.) This item was continued at the May 8, 2008 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted for review and approval. Staff will notify the Planning Commission at their May 22, 2008 Planning Commission meeting if the stipulations of approval have been met.

(Update, April 25, 2008. All revised and/or added text is shown in bold print.) This item was continued at the April 24, 2008 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted for review and approval. Staff will notify the Planning Commission at their May 8, 2008 Planning Commission meeting if the stipulations of approval have been met.

The applicant has also submitted an Initial and Final Industrial Development Plan to allow an office administration building with meeting rooms, warehouse units, an outdoor storage area and an antenna tower to be constructed on the subject property.

On January 26, 2006, the Planning Commission approved an Initial Light Industrial Development Plan (#05PD086) to allow an office building with outdoor storage, warehousing and an antenna tower to be constructed on the subject property. However, two years has lapsed since the approval and, subsequently, the Initial Light Industrial Development Plan has expired. As such, the applicant has submitted this application for review and approval.

The property is located in the northwest corner of the intersection of S.D. Highway 44 and Twilight Drive. Currently, an office building and several accessory buildings are located on the property.

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

Design Features: The applicant has submitted elevations of the proposed office administration building identifying that the structure is two stories with a parapet. In addition, the applicant has submitted an elevation of the proposed generator building to be constructed along Elk Vale Road identifying the structure as a one story building. Both buildings will be constructed of pre-cast concrete panels with a raked finish and horizontal accent panels. The structures will also have blue reflective glass set in aluminum frames. Staff is recommending that the proposed structure(s) conform architecturally to the plans, elevations and color palette submitted as part of this Planned Industrial Development Plan.

The site plan shows a 70 foot tower located along Elk Vale Road and two future warehouse structures located in the northern portion of the property. To date, elevations of the tower and warehouse structures have not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, structural elevations with a complete list of building materials and color palette for the two proposed warehouse buildings and the tower be submitted for review and approval or a Major Amendment to the Planned Industrial Development is required prior to constructing the buildings and prior to allowing the tower on the property.

Portable Storage Units: The applicant has indicated that three portable storage units will be relocated on the property. However, the future location of the units has not been identified. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show the location of the three portable storage buildings or a Major Amendment to the Planned Industrial Development is required to relocate the buildings on the property in the future.

Outdoor Storage: During the review of the previously approved Initial Industrial Plan, the applicant was put on notice that upon Final Planned Industrial Development submittal, a detailed list of materials to be stored outside must be submitted for review and approval. The applicant has indicated that no poles will be stored outside but a detailed list of materials has not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, a detailed list of all material to be stored in the outdoor storage area be submitted for review and approval.

Parking: The applicant has submitted a parking plan identifying that a minimum of 144 parking spaces are needed for the proposed use(s) within the office administration building. In addition, the applicant has submitted a site plan showing 165 parking spaces are being provided. However, several areas of the office administration building have not been included in the parking requirement calculation. In particular, the employee lounge area, foyers, restrooms, stairwells, mechanical equipment area and the second floor office area have not been included. As such, staff is recommending that prior to Planning Commission approval, a revised parking plan be submitted for review and approval identifying all of the proposed use(s) and parking for each of the uses within the office administration building. In addition, the site plan must be revised to provide additional parking if needed.

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Landscaping: The applicant has submitted a landscape plan showing that a minimum of 523,805 landscape points are required on the property. In addition, the landscape plan shows that 752,090 landscape points are being provided. Other than grass, the majority of the landscaping is being provided along S.D. Highway 44 and Twilight Drive. No trees or shrubs are being proposed within the northwest corner of the property. Since this area is highly visible from Elk Vale Road staff is recommending that prior to Planning Commission approval, a revised landscaping plan be submitted for review and approval providing additional landscaping within the northwest area of the development. In particular, a random scattering of trees must be provided to add aesthetic appeal to this area of the property.

Staff is also recommending that the landscaping plan comply with all requirements of the Zoning Ordinance. In addition, all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Lot 2: During the review of the previously approved Initial Industrial Plan, the applicant was put on notice that upon Final Planned Industrial Development submittal, physical access to proposed Lot 2 must be demonstrated. In addition, any internal access to Lot 2 must be constructed to City Street Design Standards. It appears that the applicant is proposing to access Lot 2 from Lot 1, requiring that a Development Lot Agreement be signed by the property owner to allow the two lots to be developed as one development.

Staff is recommending that prior to Planning Commission approval, the applicant must sign a developmental lot agreement or the applicant must demonstrate physical access to proposed Lot 2. In addition, the access must be built to City Street Design Standards.

Approach Locations: The site plan shows one approach along S.D. Highway 44 and three approaches along Twilight Drive. The South Dakota Department of Transportation has indicated that the approach along S.D. Highway 44 will be a "right-out only". Prior to Planning Commission approval, an approved Approach Permit from the South Dakota Department of Transportation and the Pennington County Highway Department, respectively, must be submitted for review and approval for the approach locations. In addition, the construction plans must be revised if needed as per the approved Approach Permit.

The approach along S.D. Highway 44 and the southern approach along Twilight Drive are approximately 42 feet wide. However, the Street Design Criteria Manual allows a maximum driveway width of 28 feet. As such, staff is recommending that an Exception be obtained to allow the two proposed approaches as designed in lieu of a maximum 28 foot wide approach as per the Street Design Criteria Manual or the two approaches must be redesigned to comply with the requirement.

The site plan shows four approaches serving as access to the development. However, the Street Design Criteria Manual allows a maximum of two approaches to a commercial and/or industrial development. As such, staff is recommending that prior to Planning Commission

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approval, an Exception be obtained to allow the four proposed approaches to the property in lieu of two approaches as per the Street Design Criteria Manual or the site plan must be revised to comply with the requirement.

Sanitary Sewer Main: The City is proposing to construct a sanitary sewer main along the east lot line of the property as a part of a sewer extension project to extend sewer from Concourse Drive to S.D. Highway 44. However, the utility plan submitted with this application does not show the sanitary sewer main. In addition, it appears that signage may be located within this area. As such, staff is recommending that prior to Planning Commission approval, the utility plan be revised to show the proposed sanitary sewer main. The site plan must also be revised as needed to insure that all structural development is located outside of the easement. Please note that the applicant is continuing to work with the City on the location of the easement for the sanitary sewer main and the terms of the easement for the sewer improvement.

Notification Requirement: The certified mailing receipts have been returned and the sign has been posted on the property. Staff has received several calls of inquiry regarding this item.