

STAFF REPORT
January 22, 2009

No. 08PD068 - Planned Industrial Development - Initial and Final Development Plan

ITEM 16

GENERAL INFORMATION:

APPLICANT	Dakota Supply Group
AGENT	Ringdahl Architects
PROPERTY OWNER	DERC LLP
REQUEST	No. 08PD068 - Planned Industrial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.31 acres
LOCATION	1936 Marlin Drive
EXISTING ZONING	Heavy Industrial District - (Planned Industrial Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Heavy Industrial District - (Planned Industrial Development)
East:	General Commercial District - (Planned Industrial Development)
West:	Heavy Industrial District - (Planned Industrial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/26/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Industrial Development Plan;
2. 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;

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3. Prior to issuance of a building permit, exceptions must be obtained for the proposed driveways and sidewalk along Elk Vale Road or the plans must be revised to meet the requirements of the Rapid City Municipal Code and the Rapid City Street Design Criteria Manual;
4. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
5. A complete Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more. In particular, the Air Quality Permit shall include the owner's signature, identify the local contractor, describe the location of the work area and include a site plan;
6. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Industrial 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 Industrial 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. A minimum of 35 parking spaces shall be provided and two of the parking spaces shall be handicap accessible spaces. All provisions of the Off-Street Parking Ordinance shall be continually met;
8. The lighting shall 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;
9. The currently adopted International Fire Code shall be continually met;
10. 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;
11. Prior to issuance of a building permit, the applicant shall submit an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual for review and approval;
12. All provisions of the Heavy Industrial Zoning District shall be met unless an exception is specifically authorized as a stipulation of this Initial and Final Industrial Development Plan application or a subsequent Major Amendment; and,
13. The Planned Industrial Development shall expire if the use is not undertaken 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. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

GENERAL COMMENTS: The applicant has submitted a Planned Industrial Development - Initial and Final Development Plan to construct a 30,000 square foot structure for an industrial supply company on the property. The property is located north of Marlin Drive and

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west of Creek Drive and is currently void of any structural development.

STAFF REVIEW: Staff has reviewed this request with respect to the criteria established for planned developments identified in Section 17.50.060 of the Rapid City Municipal Code and has noted the following issues:

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy must be obtained prior to occupancy.

Exceptions: Staff noted that an Exception is required to allow a 40 foot wide approach and a 32 foot wide approach in lieu of 28 foot wide approaches as per the Rapid City Street Design Criteria Manual. In addition, staff noted that an Exception is required not to install sidewalk along a state highway (Elk Vale Road) as per the Rapid City Municipal Code. As such, staff recommends that prior to issuance of a building permit, exceptions must be obtained for the proposed driveways and sidewalk along Elk Vale Road or the plans must be revised to meet the requirements of the Rapid City Municipal Code and the Rapid City Street Design Criteria Manual.

Design: The applicant has submitted elevations for the building identifying that the building is approximately 31 feet in height with metal siding and a flat roof. The color scheme includes shades of brown with EIFS accents. In addition, the applicant has identified the color of the roof for the building to be an almond color to reduce glare along the adjacent streets and properties. Staff noted that the proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Industrial Development Plan.

Screening: Staff noted that the applicant has submitted a site plan demonstrating a 7 foot high screening fence along the north property line and 7 foot high chain link fence along the east and west sides of the storage yard. The proposed fencing appears to meet the requirements of the Heavy Industrial Zoning District.

Parking: The proposed development requires that a minimum of 35 parking spaces be provided. Two of the parking spaces must be handicap accessible. The parking plan identifies 37 parking spaces with 2 handicap spaces. The parking plan for the property complies with the minimum requirements of the adopted Parking Regulations.

Lighting Plan: The site plan identifies lighting on the proposed building. Staff is recommending that lighting 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. This is particularly important due to the proximity of the property to Elk Vale Road.

Landscaping: The applicant has submitted a landscape plan identifying an irrigated landscape design in accordance with option number 1 for Industrial Zoning Districts as per Section 17.50.300 of the Rapid City Municipal Code. The plan provides a 70% buffer along property lines which are within 75 feet of rights-of-way and residential zoning districts.

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Signage: The applicant submitted a sign package identifying an 8 foot by 32 foot wall sign without an electronic reader board on the south side of the structure and an 8 foot by 32 foot wall sign without an electronic reader board on the north side of the structure. No ground sign or pole sign was submitted as part of the sign package. 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 Industrial 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 Industrial 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 must also be obtained for each individual sign.

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). Staff is recommending that the currently adopted International Fire Codes be continually met.

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: To date, 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 January 22, 2009 Planning Commission meeting if the legal notification requirements have not been met.