

STAFF REPORT  
February 19, 2009

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**No. 09PD001 - Planned Industrial Development - Initial and Final ITEM 28  
Development Plan**

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GENERAL INFORMATION:

APPLICANT	Ross and Judy Rohde
AGENT	Ron Bengs
PROPERTY OWNER	Ross and Judy Rohde
REQUEST	<b>No. 09PD001 - Planned Industrial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot J except Lot 3 of Lot 1 of Lot J in the SE1/4 NW1/4 and the NE1/4 SW1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.9 acres
LOCATION	1125 Kennel Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Public District
East:	Public District
West:	Flood Hazard District - Light Industrial District
PUBLIC UTILITIES	City water and private sewer
DATE OF APPLICATION	1/23/2009
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

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

1. Prior to Planning Commission approval of a Planned Industrial Development - Initial and Final Development Plan, the applicant shall submit a complete set of building elevations for review and approval;
2. Prior to Planning Commission approval of a Planned Industrial Development - Initial and Final Development Plan, 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;
3. The currently adopted International Fire Code shall be continually met. In particular, fire

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- hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s);
4. Prior to issuance of a building permit the required permits from the South Dakota Department of Transportation shall be obtained;
  5. Prior to issuance of a building permit, the applicant shall demonstrate that the existing on-site septic system is functioning adequately. When the on-site septic system fails or the property is subdivided the applicant shall connect all existing and proposed structures to the City of Rapid City sanitary sewer system;
  6. Prior to issuance of a building permit, all redline comments made on the construction plans shall be addressed and resubmitted for review and approval. In addition, the red lined drawings shall be returned to the Growth Management Department;
  7. Prior to issuance of a building permit, a complete site plan demonstrating the location of the floodplain shall be submitted for review and approval and if necessary a Floodplain Development Permit shall be obtained;
  8. 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;
  9. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
  10. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more;
  11. A minimum of 200,380 landscaping points shall 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;
  12. 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;
  13. A minimal amendment shall be obtained for the future expansions of the proposed building in phase one; and,
  14. The Planned Industrial Development - Initial and Final Development Plan shall expire if the use is not undertaken within two years and completed within thirteen 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 Planned Industrial Development - Initial and Final Development Plan application to construct a mini-warehousing storage facility on the property. The property is currently zoned Light Industrial District and there are existing commercial and residential structures located on the property.

On October 9, 2008, Planning Commission approved a Conditional Use Permit (#08UR012) for the property with the following stipulations:

1. Prior to Planning Commission approval of a Conditional Use Permit application, the applicant shall submit a revised site plan providing the required 303 paved parking stalls for review and approval or a Variance shall be obtained from the Zoning Board

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- of Adjustment;
2. The currently adopted International Fire Code shall be continually met. In particular, fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s);
  3. The proposed structure shall conform architecturally to the plans and elevations and color palette submitted as part of this Conditional Use Permit;
  4. Prior to issuance of a building permit the required permits from the South Dakota Department of Transportation shall be obtained;
  5. Prior to issuance of a building permit, the applicant shall demonstrate that the existing on-site septic system is functioning adequately. When the on-site septic system fails or the property is subdivided the applicant shall connect all existing and proposed structures to the City of Rapid City sanitary sewer system;
  6. Prior to issuance of a building permit, all redline comments made on the construction plans shall be addressed and resubmitted for review and approval. In addition, the red lined drawings shall be returned to the Growth Management Department;
  7. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
  8. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Conditional Use Permit application. 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 Conditional Use Permit. 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;
  9. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more;
  10. A minimum of 199,730 landscaping points shall 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;
  11. 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; and,
  12. The Conditional Use Permit 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.

On January 7, 2009, a Planned Development Designation (#08PD066) was approved for the property.

On February 2, 2009, City Council approved a Rezoning Request (#08RZ049) from General Agriculture District to Light Industrial District for the property.

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STAFF REVIEW: Staff has reviewed the Planned Industrial Development - Initial and Final Development Plan and has noted the following issues:

Phasing: The applicant is proposing to phase the construction of the development in eleven separate phases with intentions of completing one phase a year. As such, staff recommends phases that the Planned Industrial Development - Initial and Final Development Plan shall expire if the use is not undertaken within two years and completed within thirteen years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years. In addition, the applicant is proposing to expand the building in phase one from 6,000 square feet to 7,800 square feet if it is determined that the proposed access to the City property is not need. Staff noted that a minimal amendment could be obtained for the future expansions of the proposed building in phase one.

Access: The applicant is proposing to access the proposed lots from the north across the existing railroad right-of-way. The applicant submitted documentation demonstrating that permit applications have been submitted to the South Dakota Department of Transportation for access and utilities to the proposed development. Staff is recommending that prior to issuance of a building permit the required permits from the South Dakota Department of Transportation must be obtained.

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements as per Section 17.22.040 of the Rapid City Municipal Code.

Building Height: Staff noted that the applicant's plans indicate one-story structures and appear to meet all the building height requirements as per Section 17.22.050 and Section 17.50.260 (C) of the Rapid City Municipal Code.

Design Features: The applicant has submitted structural elevations for the proposed development. However, a complete building materials list and color palette for the structure, including the color of the roof, has not been submitted for review and approval. In addition, the applicant has not submitted elevations for the existing structures on the site. Staff recommends that prior to Planning Commission approval, a complete set of building elevations be submitted for review and approval.

Floodplain Development Permit: Staff noted that a portion of the proposed development appears to be located within the 100 year floodplain. Staff recommends that prior to issuance of a building permit, a complete site plan demonstrating the location of the floodplain must be submitted for review and approval and if necessary a Floodplain Development Permit must be obtained.

Signage: Staff noted that no sign package was submitted with the Conditional Use Permit application. Staff is recommending that prior to Planning Commission approval, a complete

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sign package, including any proposed signage on the buildings and direction signs within the parking lot shall be submitted for review and approval.

Parking Plan: The applicant has submitted a site plan showing 30 foot wide circulation aisles in compliance with Chapter 17.50.270 of the Rapid City Municipal Code. The parking plan meets the minimum requirements of Chapter 17.50.270 of the Rapid City Municipal Code.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires that 151,338 landscaping points be provided. Staff noted that the site plan identifies 200,380 landscaping points on the property. The proposed site plan appears to meet the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Lighting Plan: 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). Staff is recommending that all current adopted International Fire Codes be continually met.

Sanitary Sewer: Staff noted that the applicant is proposing to leave the existing structures on the property connected to the existing on-site septic system. As such, staff recommends that prior to issuance of a building permit the applicant must demonstrate that the existing on-site septic system is functioning adequately. When the on-site septic system fails or the property is subdivided the applicant must connect all existing and proposed structures to the City of Rapid City sanitary sewer system.

Construction Plans: 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: Staff has noted that to date the sign has not been posted on the property and the required mailings have not been sent.

Staff recommends that the Planned Industrial Development be approved with the above stated stipulations.