

STAFF REPORT  
August 26, 2010

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**No. 10PD050 - Planned Industrial Development - Initial and Final Development Plan**      **ITEM 19**

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GENERAL INFORMATION:

APPLICANT	RCS Storage, LLC
AGENT	Greg Wierenga for CETEC Engineering Services, Inc.
PROPERTY OWNER	Robert C. Scull
REQUEST	<b>No. 10PD050 - Planned Industrial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 3 and 4 of Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.67 acres
LOCATION	South of Catron Boulevard and east of S.D. Highway 79
EXISTING ZONING	Heavy Industrial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Heavy Industrial District (Planned Development Designation)
East:	Heavy Industrial District (Planned Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/30/2010
REVIEWED BY	Jim Flaaen / Mary Bosworth

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, a revised sign elevation shall be submitted identifying that the proposed pole sign be a maximum of 45 feet, or a Variance be shall be obtained from the Sign Code Board of Appeals;
2. Prior to Planning Commission approval, a revised sign package shall be submitted removing the electronic message center from the sign package;

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3. Prior to Planning Commission approval, a revised fence elevation shall be submitted identifying a maximum 6 foot high fence and gate surrounding the proposed storage units;
4. A minimum of 18 parking spaces, including one “van” accessible handicap space, shall be continually provided on site. In addition, a minimum 30 foot access aisle shall be continually maintained immediately adjacent to the area(s) of the buildings with controlled access or lockers. The parking shall be installed as per the approved parking plan and continually comply with all requirements of the Off-Street Parking Ordinance;
5. The exception request to allow Industrial Landscape Option No.2 along the north property line along Elk Vale Road and Industrial Landscape Option No. 1 along the south property line along Marlin Drive is hereby granted. The landscaping shall be installed as per the approved landscape plan continually maintained in a live, vegetative state, kept free of refuse and debris and replaced when necessary;
6. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorists;
7. The on-site apartment use shall be limited to staff only for the purposes of providing 24-hour security for the mini-storage use. No leasing the apartment space to the general public shall be permitted;
8. The property shall be used for commercial mini-storage with a leasing office and an on-site apartment. Any change in use will require a Major Amendment to the Planned Industrial Development;
9. The buildings shall conform architecturally to the plans approved as part of this Major Amendment to the Planned Commercial Development. Modifications in the building elevations and design that are consistent with the approved elevations and structural development may be approved as a Minimal Amendment to the Planned Commercial Development;
10. All signage shall conform to the design, color and location as shown in the sign package approved 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. 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;
11. The proposed pole sign shall be limited to on-premise signage only. The addition of off premise signage shall require a Major Amendment to the Planned Industrial Development;
12. A Building Permit shall be obtained prior to the start of construction and a Certificate of Occupancy shall be obtained prior to occupancy;
13. Prior to issuance of a Building Permit, all redline comments on the site plan shall be addressed and the original redlined plans be returned to the Growth Management Department;
14. All commercial structures shall be provided with approved fire protection as required by the International Fire Code as amended. In addition, all applicable provisions of the currently adopted International Fire Code shall be continually met; and,

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15. 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.

GENERAL COMMENTS: The applicant has submitted a Planned Industrial Development – Initial and Final Development Plan to construct mini-storage units on the property at the western terminus of Marlin Drive. In particular, the applicant has proposed to construct 13 mini-storage buildings and one climate controlled storage/office building with an apartment for 24 security personnel. The proposed development will create 94,835 square feet mini-storage use and 2,000 square feet of office and apartment use. The applicant has submitted a Layout and Preliminary Plat (#10PL036) and Final Plat (#10PL060) applications to combine Lots 3 and 4 into one lot, 3R. The Layout and Preliminary Plat was approved with stipulations by City Council on August 2, 2010. The Final Plat application was submitted on August 13, 2010.

The property is zoned Heavy Industrial District with a Planned Development Designation. Property to the north and west is zoned General Agriculture District. Property to the south and east is zoned Heavy Industrial with a Planned Development Designation.

The property is located on the north side of Marlin Drive, west of Creek Drive and east of the DM&E Railroad Right-of-Way. The property is currently void of any structural development.

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

Use: As previously noted, the applicant is proposing to use the property for mini-storage, climate controlled storage, office and residential for an on-site staff member. The property is located within a Heavy Industrial Zoning District. These uses are permitted and conditional uses in the Heavy Industrial Zoning District. All requirements of the Heavy Industrial Zoning District must continually be met or as stipulated as a part of this Initial and Final Development Plan or any subsequent Major Amendment.

Apartment: The submitted site plan identifies that an apartment will be located within the proposed office area of the climate controlled storage building. Normally, residences are not allowed in an Industrial Zoning District. However, a residence incidental to the permitted industrial use for the purposes of providing security is a Conditional Use within the Heavy Industrial Zoning District. As such, the apartment use within the office building shall be allowed as a part of this Planned Industrial Development. The apartment shall be used by staff members for the purpose of providing security for the proposed mini-storage units. No leasing of the on-site apartment to the general public shall be permitted.

Design Features: The applicant has submitted building elevations and design features for the proposed buildings. The proposed climate controlled office building will be constructed with brick and steel siding. The main entrance to the office area will have a red brick façade with light tan stucco accent trim. The doors and windows will be framed in black and a royal blue awning will be located above the main entrance. The remainder of the building will consist of

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steel siding, light tan in color with navy blue doors and roof panels. The entrance to the office is proposed to be a maximum 21 feet in height.

The exterior of the mini-storage buildings will consist of the same light tan steel siding with navy blue doors and roof as on the office building. The north side of buildings "B", "C", and "D" will include brick facades to accommodate the proposed signage facing Elk Vale Road. No other mini-storage building will use brick features.

Parking: The applicant has submitted a parking plan with the application. No off-street parking is required for the mini-storage use. However, a minimum 30 foot access circulation aisle immediately adjacent to area of building(s) with controlled access stalls or locker is required. The submitted site plan indicates that 31 feet of circulation aisle is being provided adjacent to all storage buildings.

Off-street parking is required for the climate controlled storage, office and apartment uses. Based on the submitted floor plan for the proposed uses, a minimum of 18 spaces must be provided including one "van" handicap accessible space. The submitted parking plan identifies 20 parking spaces including one "van" accessible handicap space are being provided. Staff recommends that the off-street parking be installed and continually maintained in compliance with the Off-Street Parking Ordinance.

Landscaping: The applicant has submitted a landscape plan with the application. Chapter 17.50.300.E.2 allows for properties within Industrial Zoning Districts requiring 50,000 or more landscape points and at least 25% of the property perimeter is within 75 feet of public right-of-way to qualify for one of two options of landscaping buffering to be provided in lieu of landscape points. The property is located within a Heavy Industrial Zoning District and would normally require 152,840 landscape points be provided. As such, the applicant has indicated that the Industrial landscape options would be used on the property.

The applicant has requested that an exception be granted to allow for both landscaping options be allowed on the property in lieu of one or the other. The submitted landscape plan identifies that landscape option number 2 would be utilized on the north property line along Elk Vale Road creating a 100% buffer of non-irrigated landscape along the property line. The landscape plan identifies that landscape option number 1 would be employed along the south property line along Marlin Drive creating a 75% landscape buffer of irrigated landscape along the property line. Staff recommends that the exception requests be granted and that the landscaping be installed as per the approved landscape plan and continually maintained in a live vegetative state, kept free of refuse and debris and replaced when necessary.

Fencing: The submitted site plan identifies that a security fence will surround the property. The proposed fencing will consist of powder coated wrought iron fence panel that is proposed to be 6 feet in height. In addition, the fence line is broken up by brick columns consisting of brick of similar color to the climate control and office building. The brick columns will be 7 feet 8 inches in height. The wrought iron fence will step up from the 6 foot height to 6 foot 10 inches for 5 feet on both sides of the brick columns as well as periodically in 10 foot

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sections within the fence line.

The proposed fence will include two bi-parting vehicle gates, one hinged vehicle gate and one walk-thru gate. The bi-parting vehicle gates will be located at the main entrance to the property at the southeast corner of the property near the climate controlled and office building on the north side of Marlin Drive and at the western terminus of Marlin Drive off of the existing cul-de-sac. The bi-parting vehicle gates are approximately 7 feet in height with an arched top. The hinged vehicle gate will be located near the center of the property to allow vehicular access to the storm water detention area as well as the open space area at the northwest corner of the property. The walk-thru gate will be located on the north side of Marlin Drive off of the cul-de-sac.

Chapter 17.22 of the Rapid City Municipal Code identifies that mini-storage units within Light Industrial and Heavy Industrial Zoning District are permitted with security and screening fencing not to exceed 6 feet in height. This requirement is not permitted to be waived through the Planned Industrial Development. As such, prior to Planning Commission approval, a revised fence elevation must be submitted identifying that the fence and gate height will not exceed 6 feet in height.

Signage: The applicant has submitted a sign package with the application. The submitted sign package includes four wall signs and one pole sign. Three of the proposed wall signs will be located on the north side of three mini-storage buildings facing Elk Vale Road. The signs will include the messages, "24 Hour Security", "Climate Controlled", and "RCS Storage" along with a logo. The proposed signage will consist of 15 inches channel letters with white faces, blue trimcaps and blue returns. The fourth wall sign will be located above the entrance to the office in the climate controlled and office building facing east. The wall sign will consist of 8.5 inch and 11 inch channel letters with white faces, blue trimcap and blue returns. The sign will display the message "RCS Storage" as well as the company logo.

The pole sign is proposed to be located on the north side of the property adjacent to Elk Vale Road. The proposed sign will include a 16 foot 9 inch by 24 foot 9 inch static poster face sign with the message "RCS Storage Climate Controlled" along with a telephone number. Below the static poster face sign will include a 34mm electronic message center that will be 6 feet in height and 23 feet 7 inches in width. The overall height of the sign is proposed to be 65 feet. Chapter 15.28 of the Rapid City Municipal Code states that the maximum height of an on-premise ground sign shall be 45 feet. As such, prior to Planning Commission approval, a revised sign elevation must be submitted identifying that the proposed pole sign be a maximum height of 45 feet or a Variance must be obtained from the Sign Code Board of Appeals. In addition, the proposed pole sign shall be limited to on-premise signage only. The addition of off-premise signage shall require a Major Amendment to the Planned Industrial Development.

In the past, it has been noted that the diversion created by an electronic message center adjacent to a principal arterial street compromises safe travel standards along the street. Elk Vale Road is classified as a Principle Arterial street on the City's adopted Major Street Plan. In addition, Elk Vale Road has been identified as an entryway corridor into Rapid City.

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Due to the noted safety concerns, staff has not supported the installation of electronic message centers throughout the community. As such, staff recommends that prior to Planning Commission approval a revised sign package must be submitted removing the proposed electronic message center from the sign package.

Red line Comments: Staff review has resulted in several red line comments on the site plan regarding private water mains. Prior to issuance of a Building Permit, the plans must be revised to reflect the red line comments and the red line comments must be returned to the Growth Management Department.

Grading and Drainage: The applicant has submitted a Drainage Report for review and approval. The Public Works staff has indicated that the report complies with City requirements. The applicant has previously submitted a grading plan for the existing lots and currently has an active Grading Permit to do grading work on the property. In addition, an Erosion and Sediment Control Permit has also been obtained in conjunction with the Grading Permit. A revised Erosion and Sediment Control Plan has been submitted for review and approval that addresses the site improvements proposed in this Initial and Final Development Plan.

Exceptions: The applicant has submitted a request for exception to waive the subdivision improvements for street light conduit, curb, gutter, and sidewalk along Elk Vale Road. The Exception request was approved on June 7, 2010.

Platting: As previously stated, the applicant has previously submitted a Layout and Preliminary Plat (#10PL036) to plat Lots 3 and 4 into one lot, Lot 3R. The Layout and Preliminary Plat was approved by City Council on August 2, 2010. The Final Plat application was submitted on August 13, 2010 and, as of this writing, is currently under review.

Sidewalk: The site plan submitted by the applicant indicates that 5 foot wide property line sidewalk will be installed along Marlin Drive.

Permits: A Building Permit must be obtained prior to construction and a Certificate of Occupancy must be obtained prior to occupancy.

Fire Code: The Fire Department has noted that all commercial structures must be provided with approved fire protection as required by the International Fire Code as amended. All other applicable provisions of the currently adopted International Fire Code must be continually met.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the August 26, 2010 Planning Commission meeting if these requirements have not been met.

Staff recommends that the Planned Industrial Development – Initial and Final Development Plan be approved with the stipulations as outlined above.