

STAFF REPORT
September 23, 2010

No. 10UR027 - Conditional Use Permit to allow mini-storage facilities in a General Commercial Zoning District **ITEM 23**

GENERAL INFORMATION:

APPLICANT	Sam Benne and Mitch LaFleur
AGENT	Kent Kennedy for Kennedy Design Group, Inc.
PROPERTY OWNER	Doyle Estes / Kathryn O. Johnson
REQUEST	No. 10UR027 - Conditional Use Permit to allow mini-storage facilities in a General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot 2 of Lot C of Block 5 of Owen Mann Tract, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .26 acres
LOCATION	At the southwest corner of the intersection of West Rapid Street and Kinney Avenue
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/27/2010
REVIEWED BY	Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow mini-storage facilities in a General Commercial Zoning District be continued to the October 7, 2010 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Conditional Use Permit request to allow mini-storage facilities in the General Commercial Zoning District. In particular, the applicant has proposed to locate a single mini-storage building at the property south of the intersection of West Rapid Street and Kinney Avenue. The proposed mini-storage structure will be 3,240 square feet.

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The property is located south of the intersection of West Rapid Street and Kinney Avenue, on the south side of West Rapid Street. An existing storage building is currently located on the property.

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

Site Plan: Staff review has identified that a complete site plan was not submitted with the application. The submitted site plan identifies only existing conditions on the site and not the proposed development. As such, a revised site plan must be submitted identifying proposed buildings on the property, parking, vehicular access and circulation, landscaping, lot lines, utilities and fencing if applicable as required by Chapter 17.54.030 of the Rapid City Municipal Code. As such, staff recommends that this item be continued to the October 7, 2010 Planning Commission meeting to allow the applicant to submit a revised site plan with the required information.

Building Elevation: A building elevation was not submitted with the application. As per Chapter 17.18.030 of the Rapid City Municipal Code, "plans shall be submitted showing architectural elevations of all buildings indicating height and type of materials to be used". As such, staff recommends that this item be continued to the October 7, 2010 Planning Commission meeting to allow the applicant to submit the required building plans.

Parking: Off-street parking spaces for mini-storage facilities are not required. However, "30 feet of circulation aisle width immediately adjacent to area of building(s) with controlled access stalls or locker" must be provided. The applicant has indicated that they will be unable to meet this requirement. As such, the applicant has submitted a Variance request to the Zoning Board of Adjustment to allow a 3 foot circulation aisle in lieu of the required 30 foot circulation aisle. The Zoning Board of Adjustment is scheduled to hear the request at their October 5, 2010 meeting. As such, staff recommends that this item be continued to the October 7, 2010 Planning Commission meeting to allow the applicant to obtain a Variance from the Zoning Board of Adjustment.

Outdoor storage: The applicant has indicated that there will be no outdoor storage on the property. The property is located near a principal arterial, West Main Street, and highly visible from the roadway. In addition, the property is located adjacent to a residential neighborhood across West Rapid Street. As such, the addition of outdoor storage to the use would require a Major Amendment to the Conditional Use Permit due to the close proximity to the other uses. However, the applicant should be aware that if outdoor storage is added in the future, screening fencing, not to exceed 6 feet in height, of the outdoor storage areas will be required. In addition, fence(s) over 4 feet in height in the 25 foot front yard setback will require a Fence Height Exception be approved by City Council.

Notification Requirement: As of this writing, the required sign has not been posted on the property and the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the September 23, 2010 Planning Commission meeting if this

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requirement has not been met.

Staff recommends that this item be continued to the October 7, 2010 Planning Commission meeting.