

STAFF REPORT
October 7, 2010

No. 10UR027 - Conditional Use Permit to allow mini-storage facilities in a General Commercial Zoning District **ITEM 34**

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 **approved with the following stipulations:**

- 1. Prior to Planning Commission approval, the applicant shall obtain a Variance from the Zoning Board of Adjustment to allow a 3 foot circulation aisle in lieu of the required 30 foot circulation aisle for mini-storage facilities, or the applicant shall submit a revised site plan providing the required 30 foot circulation aisle;**
- 2. Prior to issuance of a Building Permit, the applicant shall confirm that adequate fire flows are available for the proposed structure;**

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3. **A Building Permit shall be obtained prior to construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
4. **All applicable provision of the currently adopted International Fire Code shall be continually met;**
5. **No outdoor storage is approved as part of this Conditional Use Permit. The addition of outdoor storage will require a Major Amendment to the Conditional Use Permit;**
6. **All applicable provisions of the General Commercial Zoning District shall be continually met;**
7. **A Sign Permit shall be obtained prior to the installation of any signage;**
8. **The landscaping shall 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;**
9. **The permanent off-street parking spaces shall be installed, striped and maintained as per the approved parking plan and shall continually comply with the Off-Street Parking Ordinance;**
10. **All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way to preclude creating a hazard to the passing motorist or constituting a nuisance of any kind;**
11. **The proposed structure shall conform architecturally to the proposed elevations, design plans, color palette and general design comments submitted as part of this Conditional Use Permit; and,**
12. **The Conditional Use Permit shall expire if the use is not undertaken and completed 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: (Updated September 29, 2010. All added and/or revised text is shown in bold print.) This item was continued to the October 7, 2010 Planning Commission meeting to allow the applicant to submit additional information and to obtain a Variance from the Zoning Board of Adjustment for a reduction in access aisle width for the proposed mini-storage building.

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.

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: (Updated September 29, 2010.) The applicant submitted a revised site plan which identified the proposed building footprint. The proposed structure will be 3,240

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square feet. The proposed structure complies with all setback requirements of the General Commercial Zoning District. The revised site plan indicates that a landscape timber retaining wall located to the east of the proposed building will be removed to allow for access to the building from the vacated Kinney Avenue. Landscape timber retaining walls will continue to be located to the south and west of the proposed structure.

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: (Updated September 29, 2010.) The applicant submitted elevations for the proposed mini-storage building. The submitted elevations indicate that the proposed structure will be a maximum of 24 feet at the roof peak with 12 foot high walls. The exterior of the building will be covered in metal wall panels of a dark tan sand color. The proposed structure will have three 14 foot wide by 10 foot high overhead metal doors in a light tan stone color located on the east side of the building. In addition, the structure will have windows located on the south and west side of the building trimmed in a tan color. The roof will be comprised of metal roof panels of the same stone color as the overhead doors.

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: (Updated September 29, 2010.) The applicant is scheduled to appear before the Zoning Board of Adjustment on October 5, 2010 to request a Variance to allow a 3 foot circulation aisle in lieu of the required 30 foot circulation aisle for mini-storage facilities. Staff will inform the Planning Commission of the decision of the Zoning Board of Adjustment's decision at the October 7, 2010 Planning Commission meeting.

The submitted parking plan also identifies two striped off-street parking spaces located on the north and south sides of the building. The north parking space is handicap "van" accessible.

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

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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.

Landscaping: A minimum of 8,235 landscape points are required for the property. The submitted site plan identifies that 8,400 points are being provided, exceeding the required points with large trees, shrubs and grassed areas. Staff recommends 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.

Permits: A Building Permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy. In addition, a Sign Permit must be obtained prior to the installation of any signage.

Fire Code: All applicable provisions of the currently adopted International Fire Code must be continually met. In addition, prior to issuance of a Building Permit, the applicant must confirm that adequate fire flows are available for the proposed structure. The Fire Department has indicated that

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 requirement has not been met.

Staff recommends that the Conditional Use Permit to allow mini-storage facilities in the General Commercial Zoning District **be approved with the stipulations as outlined above.**