

STAFF REPORT
April 7, 2011

No. 11PD015 - Initial and Final Industrial Development Plan

ITEM 23

GENERAL INFORMATION:

APPLICANT	Jim Scull
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Rapid Center, LLC
REQUEST	No. 11PD015 - Initial and Final Industrial Development Plan
EXISTING LEGAL DESCRIPTION	A portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of Lot 3 of GLM Subdivision No. 2, common to a point on the northerly edge of East Mall Drive right-of-way, thence, N89°53'29"E, along the northerly edge of said East Mall Drive right-of-way, a distance of 448.82 to the point of beginning; Thence, first course: N00°01'24"E, a distance of 398.77 feet, to the a point on the east-west section $\frac{1}{4}$ line of Section 28, T2N, R8E; Thence, second course: S89°58'22"E, along the said east-west section $\frac{1}{4}$ line a distance 679.27 feet; Thence, third course: S00°01'24"W, a distance of 397.09 feet, to a point on the northerly edge of said East Mall Drive right-of-way; Thence, fourth course: S89°53'29"W, along the northerly edge of said East Mall Drive right-of-way, a distance of 679.27 feet, to the point of beginning
PARCEL ACREAGE	Approximately 6.205 acres
LOCATION	North of East Mall Drive approximately 1/2 mile west of the intersection of Elk Vale Road and East Mall Drive
EXISTING ZONING	Light Industrial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Commercial District (Planned Commercial Development)
East:	Light Industrial District (Planned Development Designation)
West:	Light Industrial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water

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DATE OF APPLICATION 2/25/2011

REVIEWED BY Vicki Fisher / Brandon Quiett

RECOMMENDATION:

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

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned and signed and sealed final construction plans shall be submitted to the Growth Management Department;
3. Prior to issuance of a building permit, the site plan shall be adjusted as needed to comply with the recommendations of the Traffic Impact Study. Changes to the site plan which comply with City Design Standards shall be allowed as a Minimal Amendment to the Planned Industrial Development;
4. Prior to issuance of a building permit, Exceptions to the Street Design Criteria Manual shall be obtained to reduce the spacing between approaches, to allow three approaches in lieu of two approaches to serve the property, to allow a driveway width of 40 feet in lieu of 28 feet, to allow access from the higher order street and to allow a sanitary sewer main outside the pavement section of the street or the site plan shall be revised to comply with the Street Design Criteria Manual. Changes to the site plan which comply with the City's Design Standards shall be allowed as a Minimal Amendment to the Planned Industrial Development;
5. Prior to issuance of a building permit, an Erosion and Sediment Control Permit shall be obtained;
6. Prior to issuance of a building permit, an Air Quality Construction Permit shall be obtained for construction activities disturbing one acre or more of surface area;
7. A Permit to Work in the Right-of-way shall be obtained prior to any construction within the right-of-way;
8. Prior to issuance of a Certificate of Occupancy, a Final Plat shall be recorded;
9. Structural design plans sealed and signed by a Professional Engineer shall be submitted for review and approval for all retaining walls over four feet in height;
10. The proposed structure shall conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Planned Industrial Development. Revisions to the design of the structure that the Growth Management Director determines to be consistent with the original approved elevations, shall be allowed as a Minimal Amendment to the Planned Industrial Development;
11. 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. No electronic signs are being approved as a part of this Initial and Final 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 Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter

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- 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;
12. A minimum of 178,550 landscaping points shall be provided. In addition, the landscaping shall be planted in accordance with the approved plans. All landscaping shall be continually maintained in a live vegetative state and replaced in compliance with the City's adopted Landscape Ordinance;
 13. A minimum of 54 parking spaces with three of the spaces being handicap accessible shall be provided. In addition, one of the handicap spaces shall be "van" handicap accessible;
 14. 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 motorist or constitute a nuisance of any kind;
 15. The currently adopted International Fire Code shall be continually met. In addition, the applicant shall coordinate any expansion or alterations of the project with the Fire Department;
 16. The Planned Industrial Development shall allow for an office and warehouse distribution facility. Any other use of the property shall require a Major Amendment to the Planned Industrial Development;
 17. All provisions of the Light Industrial District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Industrial Development Plan application or a subsequent Major Amendment; and,
 18. The Planned Industrial Development 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:

The applicant has submitted an Initial and Final Industrial Development Plan to allow a 39,910 square foot office and wholesale distribution facility to be constructed on proposed Lot 5 of GLM Subdivision. In addition, the applicant has submitted a Preliminary Plat (File #11PL008) to create three lots leaving an unplatted non-transferable balance. The lots are sized 3.11 acres, 5.119 acres and 5.205 acres, respectively, and are to be known as Lots 4, 5 and 6 of GLM Subdivision.

The property is located approximately one-half mile west of the intersection of Elk Vale Road and E. Mall Drive on the north side of E. Mall Drive. The property is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Industrial Development and has noted the following considerations:

Design: The applicant has submitted structural elevations identifying that the office building will be a one story structure with a flat roof and a parapet over the entryway. The building is shown to be constructed of metal, rock faced Concrete Masonry Unit and Exterior Insulation and Finish System (EIFIS). The elevations identify a covered entry with brick pillars along the east side of the building. The building will be constructed in shades of neutral brown(s).

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Staff recommends that the proposed structure conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Planned Industrial Development. Revisions to the design of the structure that the Growth Management Director determines to be consistent with the original approved elevations shall be allowed as a Minimal Amendment to the Planned Industrial Development.

Parking: The proposed use(s) require that a minimum of 54 parking spaces with three of the spaces being handicap accessible be provided. In addition, one of the handicap spaces must be "van" handicap accessible. The applicant has submitted a parking plan identifying that 57 parking spaces are being provided with three of the spaces being handicap accessible. In addition, one of the handicap spaces is "van" accessible. The proposed parking plan meets the requirements of the City's Parking Regulations.

Landscaping: A minimum of 175,379 landscape points are required. The applicant has submitted a landscape plan identifying that a total of 178,550 landscape points will be provided.

Staff recommends that a minimum of 178,550 landscaping points be provided. In addition, the landscaping must be planted in accordance with the approved plans. All landscaping must be continually maintained in a live vegetative state and replaced in compliance with the City's adopted Landscape Ordinance.

Signage: The applicant has submitted a sign package identifying a 7 foot 2 inch tall by 12 foot wide monument sign to be located in the southeast corner of the property which reads "BSE Border States Supply Chain Solutions". In addition, the sign package identifies wall signs reading "BSE" and "BSE Border States Supply Chain Solutions" located on the south and east side of the building. Directional signs are also identified within the parking lot and as wall signs on the building. The signs are not shown to be illuminated.

Staff recommends that all signage conform to the design, color and location as shown in the sign package submitted as a part of the Planned Industrial Development. No electronic signs are being approved as a part of this Initial and Final Planned Industrial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, may be allowed as a Minimal Amendment to the Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. A sign permit must also be obtained for each individual sign.

Fire Code: Fire Department staff has indicated that the project appears to meet the requirements as established by the International Fire Code. The Fire Department staff has indicated that the applicant must continue to coordinate with the Fire Department if any alterations to the project occur.

Staff recommends that all currently adopted International Fire Codes be continually met. In addition, the applicant must coordinate any expansion or alterations of the project with the Fire Department.

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Traffic Impact Study: In June of 2007, the City approved a Preliminary Plat and, subsequently, a Final Plat to create Lots 1, 2 and 3 of Forefather Flats Subdivision located directly south of the property currently being platted. The "Foursquare Property Traffic Impact Study" was submitted in conjunction with the Preliminary Plat application for Forefather Flats Subdivision identifying improvements required along E. Mall Drive to accommodate traffic as the area continues to develop, including this property. In addition, the property owner, Rapid Center LLC, entered into a Covenant Agreement with the City identifying the timing and the owner's participation for the improvements. To date, the improvements have not been completed in compliance with the Traffic Impact Study. As a part of the associated Preliminary Plat application, the applicant has indicated that a revised Traffic Impact Study will be submitted for review and approval which incorporates the revised land uses for the property and identifies what improvements are needed along E. Mall Drive and the triggers for those improvements.

Staff recommends that prior to issuance of a building permit, the site plan be adjusted as needed to comply with the recommendations of the revised Traffic Impact Study. Changes to the site plan which comply with City Design Standards shall be allowed as a Minimal Amendment to the Planned Industrial Development.

Exception: The applicant has submitted Exception requests to reduce the spacing between approaches, to allow three approaches in lieu of two approaches to serve the property, to allow a driveway width of 40 feet in lieu of 28 feet, to allow access from the higher order street and to allow a sanitary sewer main outside the pavement section of the street. Staff recommends that prior to issuance of a building permit, the Exceptions be obtained as requested or the site plan revised to comply with the Street Design Criteria Manual. Changes to the site plan which comply with the City's Design Standards shall be allowed as a Minimal Amendment to the Planned Industrial Development.

Infrastructure Improvements: In order to insure that the infrastructure improvements to serve the development have been secured within easements and/or rights-of-way, staff recommends that prior to issuance of a Certificate of Occupancy, a Final Plat be recorded.

Notification: The white slips from the certified mailing have been returned. As of this writing, green cards have not been returned nor has the required sign been posted on the property. Staff will notify the Planning Commission at the April 7, 2011 Planning Commission meeting if these requirements have not been met.

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