

STAFF REPORT
May 26, 2011

No. 11PD023 - Initial and Final Planned Industrial Development

ITEM 23

GENERAL INFORMATION:

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| APPLICANT | Tom Helland - CAPE Investments Limited Partnership |
| PROPERTY OWNER | CAPE Investments Limited Partnership |
| REQUEST | No. 11PD023 - Initial and Final Planned Industrial Development |
| EXISTING LEGAL DESCRIPTION | Lots 5 and 6 of Marlin Industrial Park located in Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 10.43 acres |
| LOCATION | 1717 Marlin Drive |
| EXISTING ZONING | Heavy Industrial District (Planned Industrial Development) |
| SURROUNDING ZONING | |
| North: | Heavy Industrial District (Planned Industrial Development) |
| South: | Heavy Industrial District |
| East: | Heavy Industrial District (Planned Industrial Development) |
| West: | General Agriculture District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 4/29/2011 |
| REVIEWED BY | Karen Bulman / Brandon Quiett |

RECOMMENDATION:

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

1. The proposed building will be constructed of concrete with stone and metal accents in earth tone colors;
2. An illuminated sign will be located at the north entrance to the building. All other signage shall be submitted for review and approval with the Final Planned Industrial Development. A sign permit shall be obtained prior to installation of any signs;
3. The Parking Ordinance in Section 17.50.270 of the Rapid City Municipal Code shall be met at all times;
4. The Landscaping Ordinance in Section 17.50.300 of the Rapid City Municipal Code shall be met at all times;

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5. All redline comments shall be addressed prior to submittal of a Final Planned Industrial Development and all plans returned to the Growth Management Department;
6. Prior to initiation of construction, a building permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;
7. Prior to initiation of construction, an air quality permit shall be obtained ;
8. All applicable provisions of the currently adopted International Fire Code shall continually be met;
9. A stormwater design report, signed and stamped by a professional engineer, shall be provided prior to submittal of a Final Planned Industrial Development;
10. An exception request for a driveway greater than 28 feet in width shall be submitted for review and approval prior to submittal of a Final Planned Industrial Development;
11. Prior to occupancy, a sand/oil separator for sanitary sewer shall be installed for industrial pre-treatment;
12. Prior to obtaining a building permit, an erosion and sediment control plan shall be submitted and an erosion and sediment control permit shall be obtained;
13. Prior to obtaining a building permit, a developmental lot agreement shall be recorded at the Register of Deeds Office;
14. All provisions of the Heavy Industrial Zoning District shall be met unless an exception is specifically authorized as a stipulation of the Initial Planned Industrial Development or a subsequent Major Amendment; and
15. The Initial 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 Industrial Development Plan to allow for the development of a warehouse located at 1717 Marlin Drive. The property is currently undeveloped.

The applicant submitted an Initial Planned Industrial Development. An Initial and Final Planned Industrial Development was advertised in error. As such, staff recommends that only the Initial Planned Development be approved and the Final Planned Development be denied. The applicant will bring forward the Final Planned Development in the future.

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

Heavy Industrial Zoning District: The property is zoned Heavy Industrial with a Planned Industrial Development. The properties located north, south and east are also zoned Heavy Industrial District. The proposed structure meets the current regulations for setback, height, and coverage in the Heavy Industrial Zoning District.

Building materials: The proposed building will be constructed of concrete with stone and metal accents in earth tone colors. The north side of the building will provide a stone veneer decorative entrance. The warehouse space on the south, east and west side of the building will have horizontal earth tone accent colors to break up the large expanse of wall space.

Parking: The site plan for the proposed 63,700 square foot structure indicates that 9,775 square feet will be office space and 53,925 square feet will be warehousing. As such, the

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parking regulations indicate that 63 parking spaces, including 4 handicapped spaces, with one handicapped space being "van accessible" are required. The site plan indicates that there are 69 parking spaces, including 4 handicapped spaces, with at least one being "van accessible".

Landscaping: The landscaping regulations indicate that a total of 390,701 landscaping points are required. The site plan indicates that 390,839 points will be provided.

Signage: A self illuminated panel sign will be located at the front entrance. Additional signage will be proposed for the property. Prior to submittal of the Final Planned Industrial Development, a complete sign package will need to be submitted for review and approval.

Redline Comments: All redline comments will need to be addressed prior to submittal of a Final Planned Industrial Development and all plans returned to the Growth Management Department. Property line sidewalks must be identified prior to submittal of a Final Planned Industrial Development.

Permits: A building permit must be obtained prior to construction. A sign permit must be obtained prior to installation of any signs. A sediment and erosion control plan must be submitted and a sediment and erosion control permit must be obtained prior to obtaining a building permit. An air quality permit must be obtained for any surface disturbance of one acre or more. A Certificate of Occupancy permit shall be obtained prior to occupancy.

Stormwater: A stormwater design report, signed and stamped by a professional engineer, must be provided prior to submittal of a Final Planned Industrial Development.

Industrial Pre-treatment: Industrial pre-treatment will be required. A sand/oil separator for sanitary sewer must be installed.

Driveways: The site plan indicates that a 34 foot wide driveway is proposed. As such, an exception request for a driveway greater than 28 feet in width must be submitted for review and approval prior to submittal of a Final Planned Industrial Development. In addition, truck turning movements and circulation plans shall be submitted.

Developmental Lot: A developmental lot agreement for the development of the property across two lots must be submitted prior to obtaining a building permit.

Notification Requirements: As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the May 26, 2011 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.