

STAFF REPORT
June 23, 2011

No. 11PD020 - Initial and Final Commercial Development Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	Mick Nagel
PROPERTY OWNER	DTH LLC
REQUEST	No. 11PD020 - Initial and Final Commercial Development Plan
EXISTING LEGAL DESCRIPTION	Lot A of Tract E-3R of McMahon Subdivision located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.06 acres
LOCATION	Southwest of the intersection of Haines Avenue and Kathryn Avenue
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/19/2011
REVIEWED BY	Karen Bulman / Brandon Quiett

RECOMMENDATION:

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

1. The storage units shall be used for the storage of personal effects and household goods;
2. Prior to Planning Commission approval, revised building materials and elevations of the buildings, **indicating the location of decorative materials and /or alternate coloring bands on all sides of the buildings facing adjacent properties and streets**, shall be submitted for review and approval;
3. Prior to Planning Commission approval, a complete sign package, **indicating the**

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- location of the sign**, shall be submitted for review and approval. All signage shall meet the requirements of Chapter 15.28 of the Rapid City Municipal Code and a sign permit shall be obtained prior to installation of any signage;
4. In the event that parking is provided, then prior to Planning Commission approval, a revised site plan shall be submitted identifying a minimum of two parking spaces, including one "van" accessible space, to be provided on the site. In addition, all requirements of Chapter 17.50.270 of the Rapid City Municipal Code shall continually be met;
 5. **Prior to obtaining a building permit, a Landscape Covenant Agreement shall be submitted for review and approval, indicating that landscaping on the adjacent property will constitute a portion of the 26,724 landscaping points to be provided for this project and that the landscaping will continue to meet all the requirements of Chapter 17.50.300 or the Rapid City Municipal Code;**
 6. Prior to Planning Commission approval, a stormwater design report, signed and stamped by a professional engineer, shall be submitted for review and approval;
 7. Prior to Planning Commission approval, a revised site plan shall be **reviewed and approved** showing the relocation of the driveway approach or an exception to the Street Design Criteria Manual shall be obtained to allow the proposed driveway approach;
 9. Prior to construction, a building permit shall be obtained;
 9. Prior to obtaining a building permit, an easement shall be obtained for access to the fire hydrant;
 10. Prior to obtaining a building permit, an air quality permit shall be obtained;
 11. Prior to obtaining a building permit, all offsite easements for grading, construction and drainage shall be obtained;
 12. Prior to initiation of use, a Certificate of Occupancy shall be obtained;
 13. All applicable provisions of the currently adopted International Fire Code shall continually be met;
 14. All provisions of the General Commercial Zoning District shall be met unless an exception is specifically authorized as a stipulation of the Initial and Final Planned Commercial Development or a subsequent Major Amendment; and,
 15. The Initial and Final Planned Commercial 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: (Update, June 16, 2011. All revised and/or added text is shown in bold print.) This item was continued to the June 23, 2011 Planning Commission meeting with the applicant's concurrence. (Update, June 1, 2011. All revised and/or added text is shown in bold print.) This item was continued to the June 9, 2011 Planning Commission meeting with the applicant's concurrence. The applicant has submitted an Initial and Final Commercial Development Plan to allow storage units on property located southwest of the intersection of Haines Avenue and Kathryn Avenue. The property is currently undeveloped.

A Planned Development Designation was approved for this undeveloped property prior to the approval of the General Commercial Zoning District. The applicant has indicated that the property is now ready for development.

STAFF REVIEW: Staff has reviewed the Initial and Final Commercial Development Plan and

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has noted the following considerations:

Building: Four one story metal mini-storage units are proposed to be located on this property south of Kathryn Avenue. The mini-warehousing is for storage services for personal effects and household goods. The trim and doors will be a shale color with the walls a classic beige. The roof will be flat with a slight elevation of a ¼ inch pitch. Most of the building will be doors. However, the north end of Building D will be adjacent to Kathryn Avenue and the applicant has proposed to use a decorative material on this side of the building. In addition, the location of Building C is adjacent to vacant property and the applicant has also indicated a material change could be made to the south side of this building. Staff has also indicated that Buildings A and B are located adjacent to a Medium Density Residential Zoning District. As such, additional decorative material would be appropriate for the west side of those buildings. An office will not be located on the property, but a phone number for the building manager will be identified on the building. Prior to Planning Commission approval, revised building materials and elevations of the buildings must be submitted to the Growth Management Department for review and approval. **The applicant has submitted revised elevations indicating that four foot cut stone panels will be placed between the doors on the lower portion of Building A and the north end of building D. The panels will be a neutral color blending with the walls and doors of the building. The requirements for mini-warehousing as a Conditional Use Permit in General Commercial Zoning Districts indicate that the building materials shall be masonry, concrete or wood, or metal simulated wood siding. Staff is requiring that, at a minimum, the sides of the buildings exposed to the surrounding properties have a decorative material, such as the stone panels. As such, prior to Planning Commission approval, revised building materials shall be submitted, indicating that all buildings on the exterior sides of the property have the four foot high cut stone panels or a similar decorative material and/or coloring bands. (Revised 6-16-11)**

Signage: A sign package must be submitted for any signage on the property prior to approval by the Planning Commission, or a Major Amendment to the Planned Commercial Development must be submitted. All signage shall meet the requirements of Chapter 15.28 of the Rapid City Municipal Code and a sign permit shall be obtained prior to installation of any signage. Any signs not meeting the Sign Code requirements or any electronic signage will require a Major Amendment to a Planned Commercial Development. Prior to Planning Commission approval, a complete sign package must be submitted for review and approval. **The applicant has submitted a sign package indicating that the sign will be located on the north property line. In visiting with the applicant, the sign is now to be placed on the north end of Building D. Prior to Planning Commission approval, a revised site plan indicating the location of the sign must be submitted for review and approval. (Revised 6-15-11)**

Permits: A building permit must be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupying the building.

Air Quality: An air quality permit must be obtained for any surface disturbance of one acre or more. Prior to initiation of construction, an air quality permit shall be obtained.

Parking: The applicant has indicated that no off-street parking spaces are provided and the

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circulation aisle width meets the requirement of 30 feet. A local manager is required and shall be responsible for maintaining the property and the operation of the facility. An office for the manager will not be located on the property. In the event that the applicant provides parking for the manager, two parking spaces will be required, including one "van accessible" handicapped space. The parking requirements in Chapter 17.50.270 of the Rapid City Municipal Code shall be met at all times.

Landscaping: A total of 26,724 landscaping points are required for this Planned Commercial Development. The site plan indicates that 32,849 landscaping points will be provided. However, some of the landscaping is located off the property and cannot be counted. A revised site plan must be submitted for review and approval prior to Planning Commission approval demonstrating that the required landscaping is located on the property. All the requirements of Section 17.50.300 of the Rapid City Municipal Code must be continually met. **Staff has indicated that the additional landscaping used to meet the required 26,724 landscaping points for this project, located on the adjacent site, may be secured through a Landscape Covenant Agreement. The applicant has indicated that he will secure this covenant agreement. Landscaping will be required to remain on the site, be maintained at all times, and meet all the requirements of Chapter 17.50.300 of the Rapid City Municipal Code. Prior to obtaining a Building Permit, the Landscape Covenant Agreement must be submitted for review and approval. (Revised 6-16-11)**

Redline comments: Staff has indicated that all redline comments be addressed and the plans returned to the Growth Management Department prior to approval by the Planning Commission. An easement to maintain access around the fire hydrant shall be provided prior to obtaining a building permit. The sidewalk must be extended to the west property line. All unused water and sanitary sewer service lines must be properly abandoned. **The redline comments have been addressed and the plans returned to the Growth Management Department. (Revised 6-16-11)**

Stormwater: A stormwater design report, signed and stamped by a professional engineer, shall be submitted for review and approval prior to Planning Commission approval. **To date, the stormwater design report has not been submitted for review and approval. Prior to Planning Commission approval, the stormwater design report must be submitted for review and approval. (Revised 6-15-11)**

Driveway: The driveway spacing does not meet the Street Design Criteria Manual. As such, the driveway must be relocated on a revised site plan, or an exception obtained to allow the driveway in the current proposed location. **Staff is reviewing the exception that has been submitted to the Growth Management Department. Prior to Planning Commission approval, the exception request must be approved to allow a driveway in the proposed location, or a revised site plan must be submitted relocating the driveway. (Revised 6-16-11)**

Easement: Prior to obtaining a building permit, all offsite easements for grading, construction, and drainage shall be provided.

Notification Requirements: As of this writing, the required sign has been posted on the property

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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. As of this writing, the receipts from the certified mailing have not been returned. (Revised 6-1-11) **The receipts from the certified mailing have been returned. (Revised 6-15-11)**

Staff recommends that the Initial and Final Planned Commercial Development be approved with the stipulations as identified above. As all of the required items have not been completed, staff recommends that this item be continued to the June 23, 2011 Planning Commission meeting with the applicant's concurrence. **Staff recommends that the Initial and Final Planned Commercial Development be approved with the revised stipulations as identified above. (Revised 6-15-11)**