

STAFF REPORT  
June 23, 2011

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**No. 11PD025 - Initial and Final Industrial Development Plan**

**ITEM 6**

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GENERAL INFORMATION:

|                            |   |
|----------------------------|---|
| APPLICANT                  | Jerry L. and Donna M. Olson   |
| AGENT                      | Ted Schultz for CETEC Engineering Services, Inc.  |
| PROPERTY OWNER             | Jerry L. and Donna M. Olson   |
| REQUEST                    | <b>No. 11PD025 - Initial and Final Planned Industrial Development</b>   |
| EXISTING LEGAL DESCRIPTION | Lots 4, 5 and 15RA of Hills View Subdivision located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE             | Approximately 5.64 acres  |
| LOCATION                   | 2540 E. Highway 44  |
| EXISTING ZONING            | Heavy Industrial District (Planned Development Designation)   |
| SURROUNDING ZONING         |   |
| North:                     | Low Density Residential District  |
| South:                     | Light Industrial District (Planned Industrial Development)  |
| East:                      | Low Density Residential District - General Commercial District  |
| West:                      | General Commercial District   |
| PUBLIC UTILITIES           | Rapid Valley Sanitary District  |
| DATE OF APPLICATION        | 5/21/2011   |
| REVIEWED BY                | Vicki L. Fisher / Brandon Quiett  |

RECOMMENDATION:

Staff recommends that the Initial and Final Planned Industrial Development 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, an Approach Permit shall be obtained from the South Dakota Department of Transportation;

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4. Prior to issuance of a building permit, an Exception to the Street Design Criteria Manual shall be obtained to allow a driveway width in excess of 28 feet or the site plan shall be revised to comply with the Street Design Criteria Manual;
5. Prior to issuance of a building permit, a shared approach easement shall be secured on proposed Lot 15RB of Hills View Subdivision. In addition, a copy of the recorded shared approach easement shall be submitted to the Growth Management Department for review and approval;
6. Prior to issuance of a building permit, the construction and/or architectural plans shall be revised as needed to provide fire protection as required by the International Fire Code;
7. Prior to issuance of a building permit, an Erosion and Sediment Control Permit shall be obtained;
8. 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;
9. Prior to issuance of a building permit, the applicant shall obtain authorization from the City Engineer to allow the proposed retaining wall to be constructed within an existing 8 foot wide minor drainage and utility easement or the construction plans shall be revised to show the retaining wall located outside of the existing easement;
10. Prior to issuance of a building permit, 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;
11. Prior to issuance of a building permit, the existing 8 foot wide minor drainage and utility easement located along the common lot line(s) shall be vacated as needed to allow the proposed structure or the site plan shall be revised removing the structure from the existing easement;
12. Prior to issuance of a building permit, the construction plans shall be revised to show property line sidewalks along S.D. Highway 44 and prior to issuance of a Certificate of Occupancy, the sidewalk shall be constructed or a Variance shall be obtained from the City Council waiving the requirement;
13. A Permit to Work in the Right-of-way shall be obtained prior to any construction within the right-of-way;
14. 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;
15. All signage shall conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Initial and Final Planned Industrial Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs shall require the review and approval of a Major Amendment to the Conditional Use Permit. 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;
16. Landscaping shall be planted in accordance with the approved plans as a lateral zone along S.D. Highway 44. All landscaping shall be continually maintained in a live vegetative state and replaced in compliance with the City's adopted Landscape Ordinance;
17. A minimum of 21 parking spaces with one of the spaces being a "van" handicap accessible shall be provided;

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18. 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;
19. 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;
20. The Planned Industrial Development shall allow for the expansion of a precast manufacturing facility. Other uses permitted within the Light Industrial District shall be allowed as a Minimal Amendment to the Planned Industrial Development requiring the review and approval of the Growth Management Director. Conditional Uses allowed within the Light Industrial District shall require a Major Amendment to the Planned Industrial Development;
21. 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,
22. 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 the expansion of a precast manufacturing facility. In particular, the applicant is proposing to construct a 56 foot by 128 foot addition onto an existing structure. The expansion is to be used for warehouse and office space.

The property is located northwest of the intersection of S.D. Highway 44 and Hillside Drive. Currently, J & D Precast, Inc. is located on the property.

**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 warehouse and office addition will be a one story structure with concrete ribbed wall system and concrete roof tiles. The applicant has indicated that the structure will be constructed in shades of gray and brown.

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 addition requires that a minimum of 21 parking spaces with one "van" handicap accessible space be provided. The applicant has submitted a parking plan identifying that 23 parking spaces are being provided with one of the spaces being "van" handicap accessible. The proposed parking plan meets the requirements of the City's Parking Regulations.

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Landscaping: The applicant is proposing to provide a lateral zone of landscaping along S.D. Highway 44 as per Chapter 17.50.300 of the Rapid City Municipal Code. Staff recommends that the landscaping 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 not indicated that any additional signage is being proposing as a part of this expansion on the property. Staff recommends that all signage conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Initial and Final Planned Industrial Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs will require the review and approval of a Major Amendment to the Initial and Final Industrial Planned Development. Lighting for the signs must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must also be obtained for each individual sign.

Approach: The site plan identifies a shared approach serving as access to the property from S.D. Highway 44. The western half of the shared approach has not been secured within a shared approach easement. As such, prior to issuance of a building permit, a shared approach easement must be secured on proposed Lot 15RB of Hills View Subdivision. In addition, a copy of the recorded shared approach easement must be submitted to the Growth Management Department for review and approval.

The width of the driveway within the shared approach exceeds 28 feet. As such, prior to issuance of a building permit, an Exception to the Street Design Criteria Manual must be obtained to allow the proposed driveway width or the site plan must be revised to comply with the Street Design Criteria Manual. In addition, an Approach Permit must be obtained from the South Dakota Department of Transportation.

Retaining Wall: The construction plans identify a retaining wall along the front lot line of the property within an existing 8 foot wide minor drainage and utility easement. Prior to issuance of a building permit, the applicant must obtain authorization from the City Engineer to allow the proposed retaining wall to be constructed within the existing easement or the construction plans must be revised to show the retaining wall located outside of the existing easement. In addition, structural design plans sealed and signed by a Professional Engineer must be submitted for review and approval for the retaining wall(s) in excess of four feet in height.

Easement: An 8 foot wide minor drainage and utility easement exists along all interior lot lines of the property. The applicant's site plan shows a portion of the building constructed within the existing easement. As such, prior to issuance of a building permit, the existing 8 foot wide minor drainage and utility easement must be vacated as needed to allow the proposed structure or the site plan must be revised removing the structure from the existing easement.

Sidewalk: Chapter 12.16.080 states that the construction of a permanent sidewalk fronting or abutting a street must be provided as a part of a building permit. To date, a sidewalk does not exist along S.D. Highway 44. As such, prior to issuance of a building permit, the

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construction plans must be revised to show property line sidewalks along S.D. Highway 44. In addition, prior to issuance of a Certificate of Occupancy, the sidewalk must be constructed or a Variance must be obtained from the City Council waiving the requirement.

International Fire Code: Fire Department staff has indicated that the construction and/or architectural plans must be revised as needed to provide fire protection as required by the International Fire Code. Staff recommends that the revised plans be submitted for review and approval prior to issuance of a building permit.

Notification: As of this writing, the white slips and green cards have not been returned nor has the required sign been posted on the property. Staff will notify the Planning Commission at the June 23, 2011 Planning Commission meeting if these requirements have not been met. Staff has received three telephone calls of inquiry regarding this application. None of the callers voiced opposition to the request.

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