

STAFF REPORT
July 7, 2011

No. 11PD027 - Final Industrial Development Plan

ITEM NO. 6

GENERAL INFORMATION:

APPLICANT	Tom Helland - CAPE Investments Limited Partnership
AGENT	Renner & Associates, LLC
PROPERTY OWNER	CAPE Investments Limited Partnership
REQUEST	No. 11PD027 - Final Industrial Development Plan
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	1825 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/ City
DATE OF APPLICATION	6/6/2011
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION: Staff recommends that the 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. An Air Quality Permit shall be obtained for construction activities disturbing one acre or more of surface area;

STAFF REPORT
July 7, 2011

No. 11PD027 - Final Industrial Development Plan

ITEM NO. 6

-
4. Prior to issuance of a building permit, a Developmental Lot Agreement and a Vacation of Easement for the easement located between Lot 5 and Lot 6 shall be recorded with the Register of Deeds;
 5. 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;
 6. Prior to issuance of a building permit, the east entrance point to the property shall be aligned with the driveway across Marlin Drive, or a minimum of 75 feet of spacing shall be provided between driveways as required by Section 8.2.4 of the Street Design Criteria Manual, or an Exception shall be obtained for an irregularly spaced driveway;
 7. 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 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 Planned Industrial Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall be obtained for each sign;
 8. A minimum of 397,669 landscape points 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;
 9. A minimum of 70 parking spaces, to include a minimum of 3 ADA compliant parking spaces, with one of those ADA compliant spaces being "van" handicap accessible, shall be provided;
 10. 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;
 11. 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;
 12. The Planned Industrial Development shall allow for the creation of a beverage distribution warehouse and office. Other uses permitted within the Heavy Industrial Development 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 Heavy Industrial District shall require a Major Amendment to the Planned Industrial Development;
 13. All provisions of the Heavy Industrial Zoning District shall be met unless otherwise specifically authorized as a stipulation of this Final Industrial Development Plan application or a subsequent Major Amendment; and,
 14. 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 a Final Industrial Development Plan for consideration. In particular, the applicant is proposing to construct a 58,032 square foot building to house a beverage distribution warehouse.

On April 29, 2011, the applicant submitted an Initial Industrial Development Plan to allow the construction of a warehouse and office space. The application went before the Planning Commission May 26, 2011, and was approved with stipulations. An application for a Final Industrial Planned Development was submitted on June 6, 2011. Growth Management

STAFF REPORT
July 7, 2011

No. 11PD027 - Final Industrial Development Plan

ITEM NO. 6

reviewed these plans and met with developers concerning questions regarding parking, landscaping, and ingress and egress points. A revised set of plans were submitted for review on June 24, 2011.

The property is located at 1717 Marlin Drive and is currently undeveloped.

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

Landscaping: A total of 397,669 landscaping points are required for this development. A total of 397,671 landscape points have been proposed. The proposed landscape plan meets the landscaping requirements. Staff recommends that a minimum total of 397,669 points of 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.

Parking: The applicant has demonstrated in the Initial Industrial Development Plan that 70 parking spaces, with the required amount of ADA accessible parking, will serve the needs of the development. These parking plans were approved as part of the Initial Industrial Development Plan. As such, a minimum of 70 parking spaces, to include a minimum of 3 ADA compliant parking spaces, with one of those ADA compliant spaces being "van" handicap accessible, must be provided.

Driveways: The Street Design Criteria Manual requires that all driveways must be coordinated such that approaches are located directly across from each other whenever possible. If this is not possible, a minimum spacing of 75 feet is required. Current plans show the eastern approach to be located 60 feet from the driveway across Marlin Drive. Prior to the issuance of a building permit, the developer may resubmit plans with a revised approach, or they may apply for an Exception for an irregularly spaced driveway. A request for an Exception for the irregularly spaced driveway has been submitted and approved.

Signage: Plans in the Initial Planned Industrial Development identified a monument-style sign. Revisions in the Final Planned Industrial Development have removed the monument-style sign. Signage has been changed to include one 5 foot by 20 foot, interior-illuminated sign to be located on the front of the building. A sign exhibit has been submitted for consideration and has been approved. All signage must conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this 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 Planned Industrial Development. Lighting for the signs must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must be obtained for each sign.

Permits: Grading and erosion and sediment control permits have been issued. An air quality permit, building permit, and certificate of occupancy are still required. An Air Quality Permit must be obtained for construction activities disturbing one acre or more of surface area. A building permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy.

STAFF REPORT
July 7, 2011

No. 11PD027 - Final Industrial Development Plan

ITEM NO. 6

Development Lot Agreement: The proposed development is located on two lots. As such, a Developmental Lot Agreement is required. A Developmental Lot Agreement for the properties has been submitted. Prior to issuance of a building permit, the Developmental Lot Agreement must be recorded with the Register of Deeds.

Vacation of Easement: The proposed development encroaches into the easements between Lots 5 and 6. As such, prior to the issuance of a building permit, this easement must be vacated. A Vacation of Easement request has been submitted. Prior to issuance of a building permit, the Vacation of Easement for the easement located between Lot 5 and Lot 6 must be recorded with the Register of Deeds

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. Land to the west is currently zoned General Agriculture. The proposed structure meets the current regulations for setback, height, and coverage in the Heavy Industrial Zoning district.

Redline Comments: All redline comments from the submission of the Initial Industrial Development plan have been addressed. Prior to issuance of a building permit, all additional redline comments must be addressed.

Notification Requirements: 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 July 7, 2011 Planning Commission meeting if these requirements have not been met. Staff has received no telephone calls of inquiry regarding this application.

Staff recommends that the Final Industrial Development Plan be approved with the stipulations outlined above.