

STAFF REPORT
November 21, 2013

No. 13PD044 - Final Planned Development to Allow Mini Storage Units in the Heavy Industrial Distinct **ITEM 3**

GENERAL INFORMATION:

APPLICANT	RCS Storage, LLC
AGENT	CETEC Engineering Services, Inc.
PROPERTY OWNER	RCS Storage LLC
REQUEST	No. 13PD044 - Final Planned Development to Allow Mini Storage Units in the Heavy Industrial Distinct
EXISTING LEGAL DESCRIPTION	Lot 7 of Marlin Industrial Park, located in Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.64 acres
LOCATION	South of Marlin Drive
EXISTING ZONING	Heavy Industrial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Industrial
SURROUNDING ZONING	
North:	Heavy Industrial District (Planned Development)
South:	Heavy Industrial District
East:	Heavy Industrial District (Planned Development)
West:	Heavy Industrial District (Planned Development)
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	October 25, 2013
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Final Planned Development to allow mini storage units in the Heavy Industrial Distinct be approved with the following stipulations:

1. Prior to issuance of a building permit, the applicant shall confirm that adequate fire flows are available to accommodate the structures and building types proposed. All requirements of the International Fire Code shall continually be maintained;
2. A building permit shall be obtained prior to construction. A Certificate of Occupancy shall be required prior to occupancy;
3. An air quality permit shall be obtained for any disturbances of earth greater than one

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- acre;
4. All circulation shall be paved and provided as shown on the submitted plans and shall comply with the requirements of the Rapid City Municipal Code;
 5. All landscaping shall comply with the requirements of the Rapid City Municipal Code and the submitted landscaping plan. All landscaping must be maintained and replaced as necessary pursuant to the Rapid City Landscaping Ordinance;
 6. All provisions of the Heavy Industrial District shall be continually maintained unless specifically stipulated as a part of a subsequent Major Amendment to the Planned Development, and;
 7. This Final Planned Development shall allow for the construction of ministorage units in the Heavy Industrial District. All uses permitted in the Heavy Industrial District shall be permitted contingent upon an approved building permit and the provision of sufficient parking. All conditional uses in the Heavy Industrial District will require the review and approval of a Major Amendment to the Planned Development.

GENERAL COMMENTS: The applicant has submitted a request to allow the construction of ministorage units on approximately 3.64 acres of property currently zoned Heavy Industrial District. Submitted plans show a total of 8 structures with a combined total floor area of 48,220 square feet proposed. The minimum 30 foot wide circulation aisles required for ministorage units are being provided.

In 2007, property located south of Elk Vale Road and east of Highway 79 was placed in a Planned Development Designation (File #07PD093), requiring that the property be developed through the Planned Development process. The subject property is located within the boundary of the Planned Development Designation. A number of Planned Developments have been approved in the area since that time. On August 26, 2010, the Planning Commission approved an Initial and Final Planned Development (File #10PD050) to allow the construction of ministorage units, to be known as RCS Storage, to be located on property northwest of the subject property. This proposed Final Planned Development is for the development of ministorage units which will serve as an annex to the existing RCS Storage located within the Marlin Industrial Park. No Exceptions to the underlying Heavy Industrial District zoning have been requested as a part of this Final Planned Development.

The property is located approximately 500 feet west of the intersection of Marlin Drive and Creek Drive and is currently void of structural development.

STAFF REVIEW: Staff has reviewed the requested Final Planned Development Overlay pursuant to the requirements of Chapter 17.50.050.F(5) of the Rapid City Municipal Code and has noted the following considerations:

There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

The property is comprised of approximately 3.64 acres zoned Heavy Industrial District with a Planned Development Designation. Property to the north, south, east and west is zoned Heavy Industrial District with a Planned Development. Property to the northeast is zoned General Commercial District with a Planned Development Designation. The area continues

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to develop with industrial uses. Portions of the property along the western property line are located within a Major Drainage Easement. There are no particular conditions pertaining to this piece of property due to size, shape, or topography.

The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;

No exceptions to the land use regulations have been requested as a part of this Final Planned Development. The application of these regulations to this particular piece of property does not create a practical difficulty or undue hardship. All requirements of the Heavy Industrial District shall be continually maintained.

Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations;

No exceptions to the underlying zoning district have been requested as a part of this Final Planned Development.

A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;

The Heavy Industrial District is intended to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. The proposed development meets all the requirements of the Heavy Industrial District. Application of the requirements of the Heavy Industrial District would not deprive the applicant of rights that others in the same district are allowed.

Any adverse impacts will be reasonable mitigated;

The Planned Development will serve as the tool to mitigate any potential adverse impacts. A building permit is required prior to commencement of construction. A Certificate of Occupancy is required prior to occupancy. An air quality permit must be obtained prior to disturbance of earth greater than one acre.

Submitted plans show a total of 8 structures with a combined total floor area of 48,220 square feet proposed. The minimum 30 foot wide circulation aisles required for ministorage units are being provided. All circulation must be paved and provided as shown on the submitted site plan.

Submitted plans show that a minimum 78,104 points of landscaping is required. However, if the calculation of the required landscaping points results in a total point requirement of 50,000 points or more and a minimum of 25 percent of the perimeter of the property is within 75 feet or abutting Marlin Drive, the applicant may provide a non-irrigated landscape design pursuant to the Rapid City Landscaping Ordinance. This landscaping design option requires a lateral zone of evenly spaced vegetation resulting in a 100 percent buffer along property lines which are within 75 feet of the right-of-way and residentially zoned district. The submitted landscaping plan shows a total of 10 Padmore Ash trees spaced approximately

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30 feet apart and with a mature spread of approximately 45 feet are proposed along the length of the northern lot line. It appears that a 100 percent landscaping buffer as required by the Rapid City Landscaping Ordinance is being provided. All landscaping shall comply with the requirements of the Rapid City Municipal Code and the submitted landscaping plan. All landscaping must be maintained and replaced as necessary pursuant to the Rapid City Landscaping Ordinance.

The Rapid City Fire Department has noted that prior to issuance of a building permit the applicant must confirm that adequate fire flows are available for the number, size and type of buildings proposed as a part of the development. All requirements of the International Fire Code must be continually maintained.

The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objectives of the existing standard sought to be modified;

All uses permitted in the Heavy Industrial District will be permitted. All conditional uses in the Heavy Industrial District will require the review and approval of a Major Amendment to the Planned Development. All requirements of the Heavy Industrial District will be continually maintained unless specifically stipulated as a part of a subsequent Major Amendment to the Planned Development. The property will be developed with ministorage units which meet all the regulations of the Heavy Industrial District. For these reasons, staff recommends that the Final Planned Development to allow a development of ministorage units in the Heavy Industrial District be approved with the stipulations outlined above.

NOTIFICATION REQUIREMENTS: The sign has been posted on the property. The notification letters have been returned to Community Planning and Development Services for mailing. As of this writing, there have been no inquiries into the proposed Final Planned Development.