



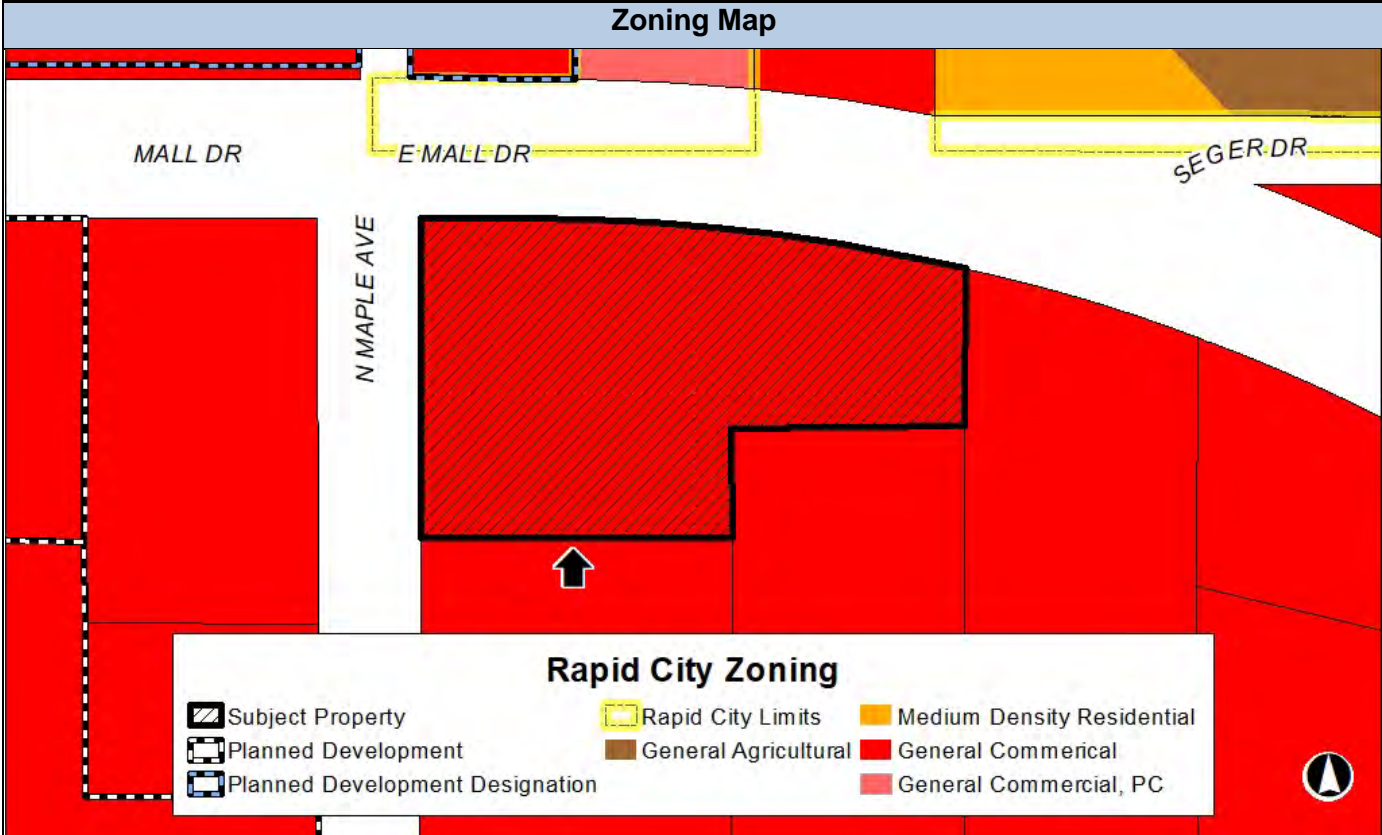
Rapid City Planning Commission

Conditional Use Permit Project Report

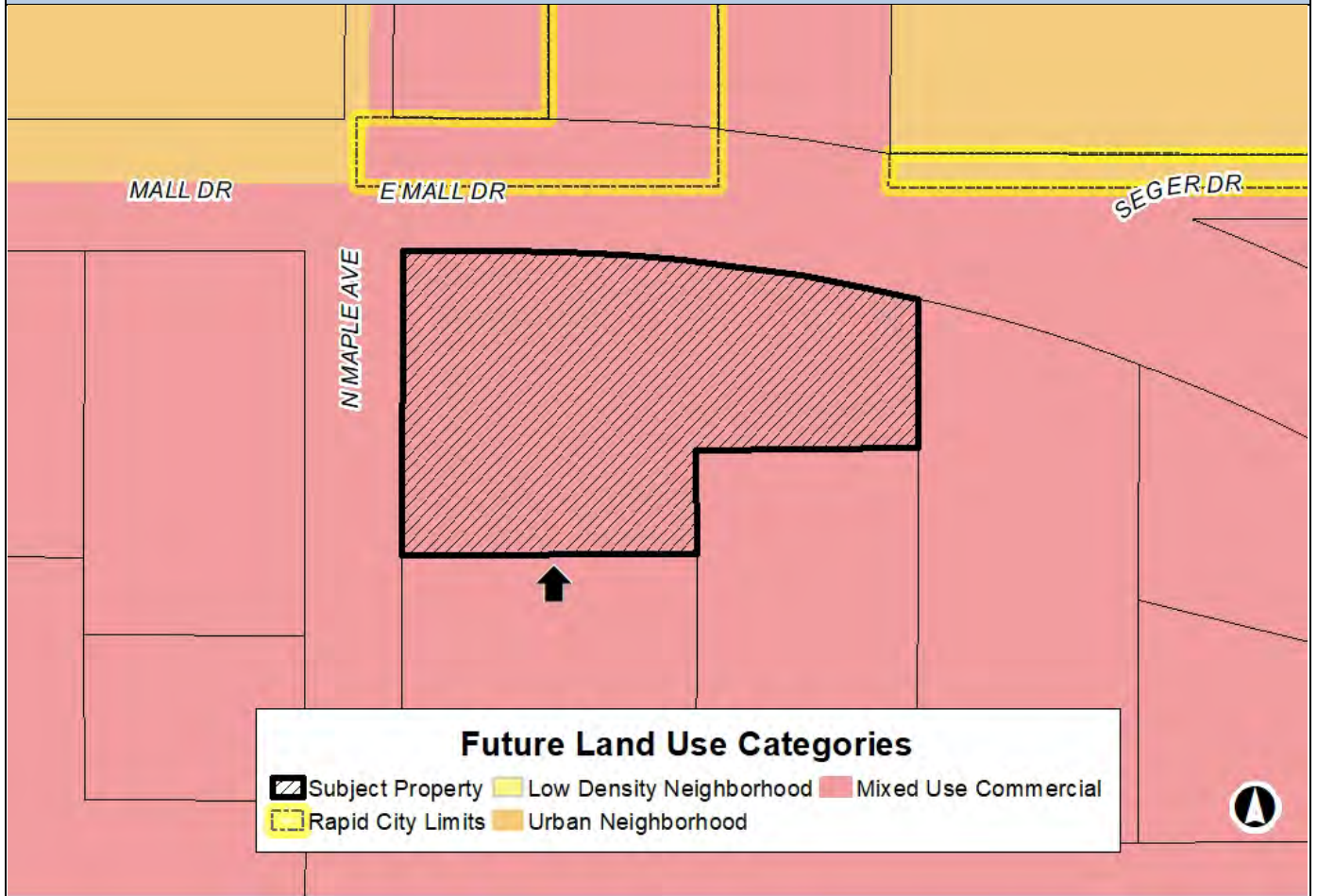
January 9, 2020

Item #9	
Applicant Request(s)	
Case #19UR024 – A Conditional Use Permit to allow a distribution center in the General Commercial Zoning District	
Companion Case(s) # N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Conditional Use Permit to allow a distribution center in the General Commercial Zoning District with the stipulation(s) noted below.	
Project Summary Brief	
<p>The applicant has submitted a Conditional Use Permit to allow a distribution center in the General Commercial Zoning District. In particular, the applicant is proposing to construct a 30,000-square foot distribution center in the southeast corner of the intersection of E. Mall Drive and N. Maple Avenue. The distribution center will serve as a warehouse for Freed’s Furnishings Group which is comprised of Ashley Home Store, Freed’s Floors and 5th & Main Furniture by Freed’s. The distribution center will include a 2,625-square foot showroom and reception area. The showroom will be used to display and sell closeout furniture, discontinued furniture, odds and ends and furniture care products. A portion of the building will also be used for furniture repair, offices and associated amenities. The applicant has indicated that 15 employees will operate the facility.</p> <p>A distribution center is a conditional use in the General Commercial District to ensure that it is designed and operates to minimize its impact within a commercial corridor. The structural façade adjacent to E. Mall Drive and N. Maple Avenue includes an alternating color scheme and an extended wood covering over the main entrance and a similar extended wood element along E. Mall Drive to enhance the aesthetics of the structure. The loading area is located along the south side of the building, away from E. Mall Drive and N. Maple Avenue. These design features, along with the proposed landscape plan minimize the impact of a 30,000 square foot distribution center within a commercial corridor.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Ka & Diane Alberts and Dustin and Erin Kruger	Planner: Vicki L. Fisher
Property Owner: Maple Avenue Development LLC	Engineer: Roger Olsen
Architect: Henricksen, Inc.	Fire District: Tim Behlings
Engineer: FMG	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Southeast corner of the intersection of E. Mall Drive and N. Maple Avenue
Neighborhood	Northeast Neighborhood Area
Subdivision	LJS Subdivision
Land Area	3.019 acres
Existing Buildings	Vacant
Topography	A small portion along the north lot line and the northeast corner slope south to north for approximately 20 feet. The balance of the lot is fairly level.
Access	N. Maple Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Void of structural development
Adjacent North	GC w/PD	MUC	Storage facility w/residence
Adjacent South	GC	MUC	Hot Rod Institute
Adjacent East	GC	MUC	Void of structural development
Adjacent West	GC	MUC	Void of structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan








Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	131,507.64 square feet (3.019 acres)
Lot Frontage		N/A	525 feet-E. Mall Drive 300 feet-N. Maple Avenue
Maximum Building Heights		4 stories or 45 feet	One story
Maximum Density		75%	22.81%
Minimum Building Setback:			
• Front		25 feet	63.5 feet
• Rear		30	80 feet
• Side		Zero	130 feet
• Street Side		25 feet	57 feet
Minimum Landscape Requirements:			
• # of landscape points		101,506	252050
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		14	20
• # of ADA spaces		1	1
Signage		As per Sign Code	Signage shall comply with Sign Code
Fencing		6 feet	Fencing shall comply with Fence Height Regulations

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a distribution center	
1. The location, character and natural features of the property:	The property is located in the southeast corner of the intersection of E. Mall Drive and N. Maple Avenue. E. Mall Drive is classified as a principal arterial street on the City's Major Street Plan and has been constructed to accommodate commercial traffic. The property is fairly flat with an approximate 20-foot rise in elevation along a portion of the north lot line and within the northeast corner of the property creating a visual buffer along E. Mall Drive. This slope also buffers the loading area from E. Mall Drive.
2. The location, character and design of adjacent buildings:	Commercial structures are located north and south of the subject property. In particular, a storage facility comprised of metal buildings and a residence is located north of E. Mall Drive. The Hot Rod Institute, located within a metal building, is located south of the subject property. The applicant's proposed structural elevations are compatible with the surrounding structural development.
3. Proposed fencing, screening and landscaping:	The applicant has submitted a landscape plan in compliance with the City's Landscape Regulations. The applicant has indicated that any proposed fencing and/or signage will comply with the associated regulations pursuant to the Rapid City Municipal Code.
4. Proposed vegetation, topography and natural drainage:	Upon submittal of a building permit, a drainage report must be submitted for review and approval that addresses the off-site flows to the property, the on-site flows, detention requirements and water quality requirements.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	The proposed approach to the parking area and loading area is along N. Maple Avenue. A minimum of 14 parking spaces is required with one of the spaces being "van" accessible. The applicant is proposing to provide 20 parking spaces with one of the spaces being "van" accessible. The applicant has submitted a schematic demonstrating that truck turning movements can be

	accommodated at the loading and unloading area.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed use will generate minimal traffic and does not trigger a Traffic Impact Study.
7. Proposed signs and lighting:	The structural elevations show wall signs along the north and west elevations. A Sign Permit is required for the proposed signs. No additional signage is proposed.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned General Commercial District. A distribution center is identified as a conditional use in the district. The proposed use requires the review and approval of a Conditional Use Permit.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed structure appears to be in compliance with the area regulations of the General Commercial District. No Exceptions are being requested.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	The proposed distribution center is located within a developing commercial corridor along E. Mall Drive. The proposed use will generate minimal effects as noted.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the distribution center is constructed and operated in compliance with the applicant's site plan, structural elevations and operational plan.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial	
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:	
Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
BPG-1.2A	Infill Development: The subject property has been void of development for years. Constructing a distribution center at this location provides infill development along E. Mall Drive.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: The properties are located in a developing commercial corridor. E. Mall Drive is identified as a principal arterial street on the City's Major Street Plan and has been constructed to accommodate commercial traffic.
	Economic Stability and Growth
	N/A



Outstanding Recreational and Cultural Opportunities

N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A

Public Input Opportunities: The proposed Conditional Use Permit requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Conditional Use Permit is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):

Mixed-Use Commercial

Design Standards:

GDP-MU8:

Relationship to surrounding properties: The distribution center is constructed with similar building materials of the existing commercial development north and south of the property. In addition, the layout of the distribution center has been designed to minimize its impact on E. Mall Drive and N. Maple Avenue.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: Northeast Neighborhood Area

Neighborhood Goal/Policy:

NE-NA1.1B

Mixed-Use Development: The distribution center provides a service in an area of the City which is developing into a commercial corridor.

Findings

Staff has reviewed the Major Amendment to a Conditional Use Permit to allow a distribution center in the General Commercial District pursuant to Chapter 17.18, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. Based on the exterior façade of the structure, the layout of the site buffering the loading area from E. Mall Drive and the limited truck traffic to the property, the use is appropriate in the General Commercial District with the stipulations noted below.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends approval of the Conditional Use Permit to allow a distribution center in the General Commercial District with the following stipulation(s):

1. Upon submittal of a building permit, a drainage report shall be submitted for review and approval that addresses the off-site flows to the property, the on-site flows, detention requirements and water quality requirements
2. No Light Emitting Diode (LED) message centers are being approved as a part of this request. The inclusion or addition of any LED message centers shall require a Major Amendment to the Conditional Use Permit. All signage shall meet the requirements of the Rapid City Sign Code. A sign permit shall be obtained for each sign;
3. The proposed distribution center shall be constructed in compliance with the submitted elevations and shall operate in compliance with the submitted operations plan and all approved plans. Changes in the operators of the facility shall require the review and approval of a Major Amendment to the Conditional Use Permit; and,
4. The Conditional Use Permit shall allow a distribution center to be constructed on the property. Permitted uses within the General Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Conditional Use Permit.



Rapid City Community Planning & Development Services

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
Case #19UR024	A Conditional Use Permit to allow a distribution center in the General Commercial District
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to initiation of use;
2.	All requirements of the currently adopted Building Code and International Fire Code shall be met;
3.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
4.	All plans shall be prepared and stamped by a registered professional per SDCL 36-18A;
5.	ADA accessibility shall be maintained throughout the site as required;
6.	All parking shall be installed and maintained in compliance with the requirements of the Rapid City Parking Regulations;
7.	All landscaping shall be planted and maintained in compliance with the requirements of the Rapid City Landscape Regulations;
8.	All landscaping and parking shall be installed prior to occupancy;
9.	Permanent or temporary Erosion and Sediment Control measures shall be in place prior to occupancy; and,
10.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.