

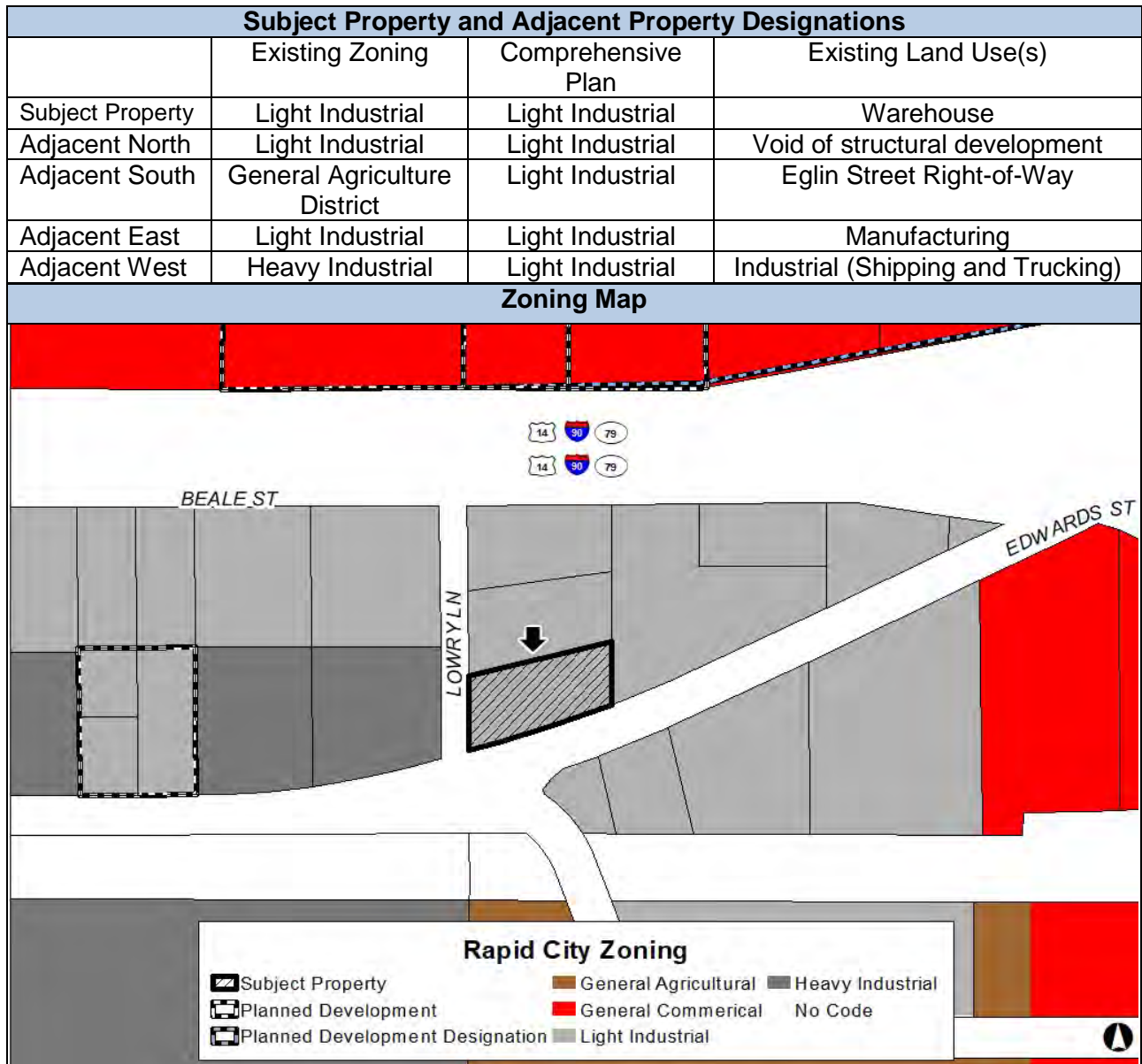


# Rapid City Planning Commission

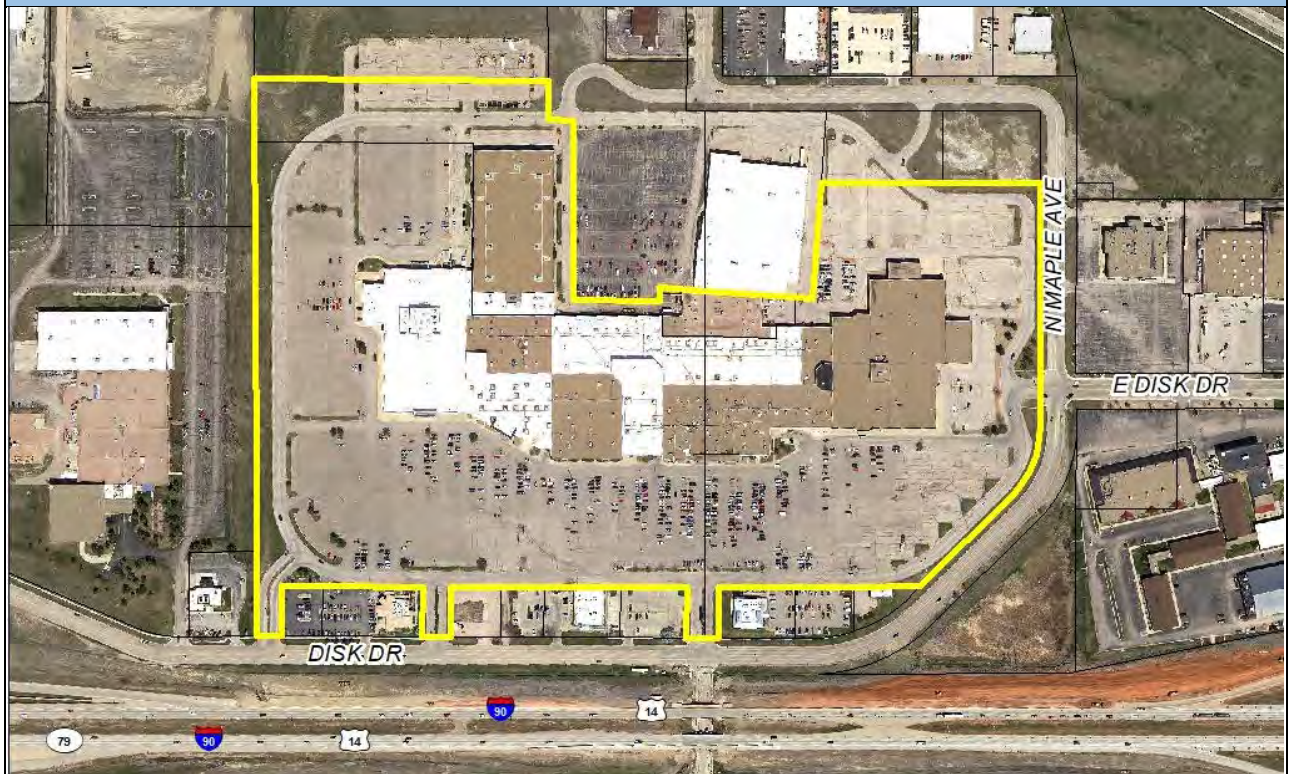
## Conditional Use Permit Project Report

September 23, 2021

Item #4	
<b>Applicant Request(s)</b>	
Case #21UR017 – A Conditional Use Permit to allow a kennel with overnight boarding and a dog daycare facility	
Companion Case(s): N/A	
<b>Development Review Team Recommendation(s)</b>	
The Development Review Team recommends that the Conditional Use Permit to allow a kennel with overnight boarding and a daycare facility be approved with the stipulations noted at the end of the report.	
<b>Project Summary Brief</b>	
<p>The applicant requests a Conditional Use Permit to allow a kennel with overnight boarding and a dog daycare facility. There is an existing 4,600 square foot structure that will accommodate obedience and service Dog training in addition to the daycare and boarding uses. The subject property is located at 3306 Edwards Street. The property is located north of Eglin Street and is zoned Light Industrial District. The properties to the north, east, and south are also zoned Light Industrial District. The property to the west is zoned Heavy Industrial District. A maximum number of 10 dogs will be kenneled overnight at any given time. All kenneling will be located indoors only. There will be an outdoor play yard and dog run. The outdoor play area will be fenced with a 6-foot high chain link fence. The business will be open on Monday – Friday from 7:00 a.m. to 5:30 p.m. There are 15 parking spaces being provided to accommodate up to 4 employees and customers. For the daycare services, pickup and drop-off times will be limited to 2.5 hours in the morning and 2.5 hours in the evening to control the flow of traffic. The applicant has indicated that should parking become an issue, customers will be required to schedule pick-up and drop-off times. For the boarding and training services, appointments are required. These operational strategies will help to ensure sufficient parking to serve the needs of the proposed use.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Holly Wannigman	Planner: Sarah Hanzel
Property Owner: MG Oil/Dave Kulish	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	3306 Edwards Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	SW1/4SE1/4, Section 28 T2N, R8E
Land Area	1.26 acres
Existing Buildings	2-story warehouse
Topography	Relatively flat
Access	Lowry Lane
Water Provider	City of Rapid City
Sewer Provider	City of Rapid City
Electric/Gas Provider	Black Hills Energy
Floodplain	N/A
Other	N/A



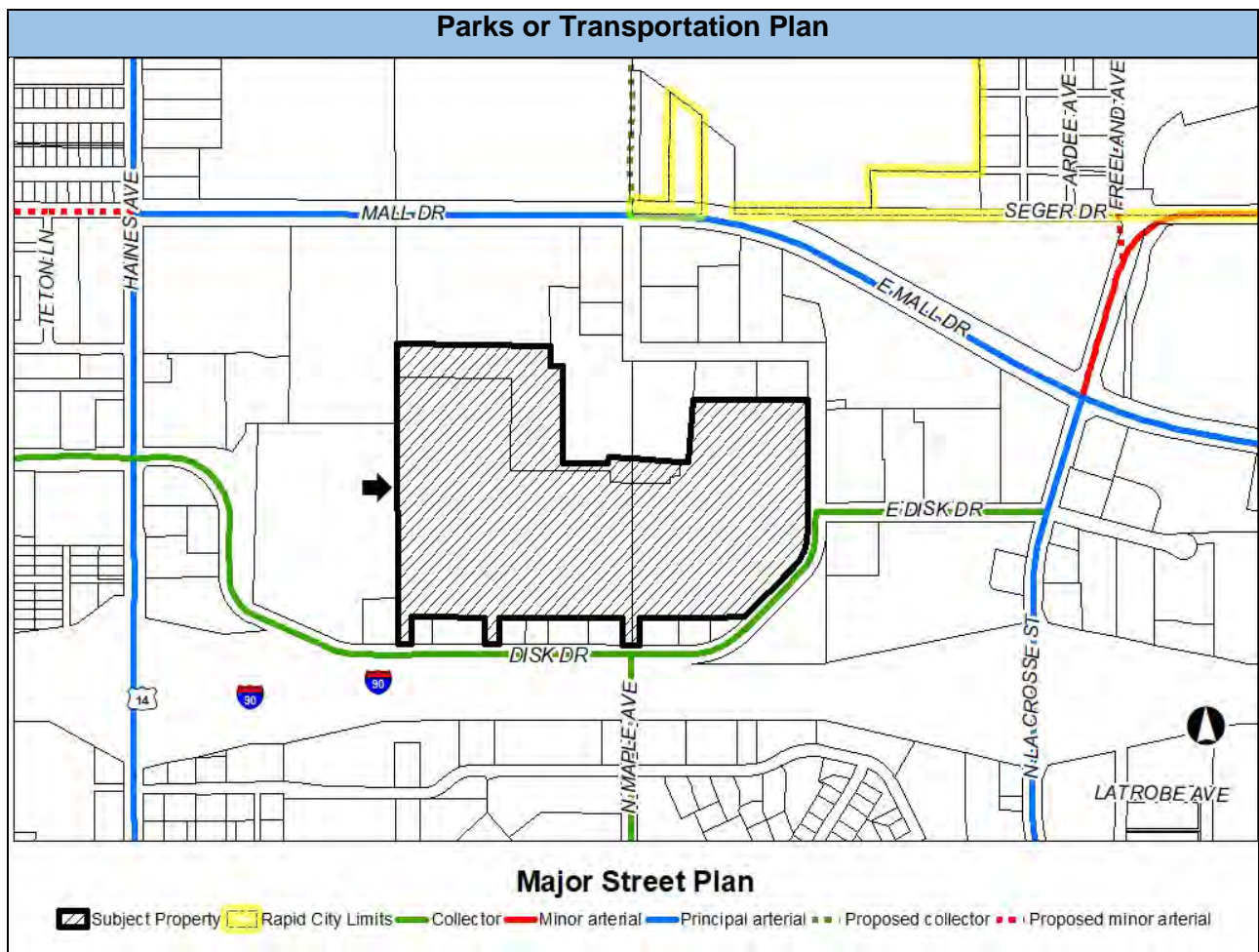
## Existing Land Uses



## Comprehensive Plan Future Land Use











Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet minimum	54,886	
Lot Frontage / Width	N/A	N/A	
Maximum Building Heights	4 stories or 45 feet	2 stories	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side		N/A	
Minimum Landscape Requirements:			
• # of landscape points	Per 17.50.300 50,285 points required	47, 862 landscaping points proposed	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	15	15	
• # of ADA spaces	1	1	
Signage	Pursuant to RCMC Section 17.50.100	Pursuant to RCMC Section 17.50.100	




Fencing	Pursuant to RCMC Section 17.50.340	Existing 6' chain link fence

<b>Planning Commission Criteria and Findings for Approval or Denial</b>		
<b>Pursuant to Section 17.54.030 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a reader board sign:</b>		
1. The location, character and natural features of the property:	The subject property is a 1.26 acre lot, located at 3306 Edwards Street, North of Eglin Street, South of I-90. The property is zoned Light Industrial District and is developed with an existing 2-story warehouse building that is approximately 4,600 square feet. The site is accessed from Lowry Lane.	
2. The location, character and design of adjacent buildings:	Adjacent buildings are industrial in nature, including oil freight shipping, trucking, and appliance service companies.	
3. Proposed fencing, screening and landscaping:	The existing 6-foot high chain link fence that exists on the property currently will be retained. The fencing around the entry way will be modified to allow access from the parking lot. The landscaping plan submitted with the application identifies that grass and shrubs will be planted in areas without parking facilities and structural development. A stipulation of approval of the Conditional Use Permit is that the building permit demonstrates compliance with the landscaping regulations. Based on the lot size and the building footprint, 50,285 points will be required. Artificial turf in the outdoor play area can't be counted towards the required points since all vegetation must be live and maintained accordingly. The site plan submitted with the application identified 47,862 points of landscaping; however, much of this is located in the outdoor play yard where it is not eligible to be counted. Prior to submittal of a building permit, a revised landscape plan must be submitted for review and approval.	
4. Proposed vegetation, topography and natural drainage:	The site is relatively flat and has some grass growing on the site presently. No drainage concerns have been identified with review of this Conditional Use Permit.	
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Ingress and egress to the subject property is from a drive with access off of Lowry Lane. The parking that is being provided is located in two separate areas, one on west side of the lot, from the access off of Lowry Lane. The other directly in front of the entryway. Fifteen parking spaces are being provided, including 1 ADA space. The requirement of fourteen parking spaces was determined by one space for each employee and 10 spaces for customer use. As noted previously, the operations plan includes timed pick up/drop off, and appointments to maximize the efficiency of the parking. One ADA Van accessible space is being provided in compliance with the parking regulations of the Rapid City Municipal Code.	
6. Existing traffic and traffic to be generated by the proposed use:	Based on the anticipated trips/peak hour, no traffic impact study is needed to support the proposed use. The operations plan indicates that the property owner will designate pick up and drop off times and may use appointments if necessary to further manage customer traffic to the site.	
7. Proposed signs and lighting:	Vinyl wall signs will be placed at the building entrance, no free standing signs are being proposed. All future signage must comply with the Rapid City Municipal Code.	

8. The availability of public utilities and services:	Sewer and water service are available in Lowry Lane.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The Light Industrial District is established to provide areas for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution in which operations are conducted so that noise, odor, dust and glare are completely confined within an enclosed building. Kennels are a Conditional Use in the Light Industrial District. This property is in an industrial area, there are no residential districts nearby. No conflicts with the Future Land Use Plan or the City's Comprehensive Plan have been identified.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The existing development is in conformance with the area regulations of the Light Industrial District. No expansion to the structure is proposed as part of the proposed use.
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 operations plan indicates that there will be no outdoor kennels, and that there will be scheduled evening and morning breaks for the dogs. The play yard will be sanitized daily to control odor and maintain safe, sanitary conditions for the animals and staff.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The proposed use of the facility is for dog boarding, day care, and training. The operations of the facility are to allow a drop off/pick up window in the morning and evening. There will be a maximum of 35 dogs at the business at one time. This includes up to 10 dogs as kennel customers, and up to 25 dogs for the daycare and training services. No more than 10 dogs will be boarded overnight. Overnight boarding will only occur indoors. Based on the operations plan, no adverse impacts of the proposed use to adjacent uses have been identified.

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	
 <b>A Balanced Pattern of Growth</b>	
BPG-3.1A	Balanced Uses: the proposed kennel and day care provides pet services options in a growing area of the City.
 <b>A Vibrant, Livable Community</b>	
LC-2.1E	Neighborhood Serving Uses: The proposed kennel use will provide day care and overnight kenneling to the community.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
	N/A
 <b>Efficient Transportation and Infrastructure Systems</b>	
TI-2.1A	Major Street Plan Integration: The property is currently accessed via Lowry Lane from Eglin Street. Eglin Street is a Minor Arterial Street on the Major Street Plan. No Traffic Impact Study is needed to support the proposed use.

	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> 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 property boundary. The requested Conditional Use Permit application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Light Industrial District</b>
<b>Design Standards:</b>	
N/A	Characteristics include operations that are conducted so that noise, odor, dust, and glare are completely confined within an enclosed building.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	North Rapid City Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
N/A	This neighborhood area notes the prominence of I-90 as an entrance corridor. However, the proposed use is not located along I-90 or any other area identified as an entrance corridor.

<b>Findings</b>	
Staff has reviewed the proposed Conditional Use Permit to allow a kennel with overnight boarding and a dog daycare facility pursuant to Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant is proposed to operate a 4,600 square foot facility that will provide up to 10 kennels for overnight, indoor only, boarding. The facility also includes customer entrance, indoor play area, restrooms, and an outdoor dog run. A maximum of 35 dogs will be on the premise under the operations plan submitted with this application. The site is located within the Light Industrial Zoning District with surrounding properties also zoned Light Industrial. The proposed use is a Conditional use in the Light Industrial Zoning District. The parking plan shows 15 total parking spaces with 1 ADA space. Up to four employees are anticipated. The play yard will be cleaned and sanitized daily.	
<b>Staff recommends approval of the Conditional use Permit to allow a kennel with overnight boarding and day care facility with the following stipulations:</b>	
1.	Prior to the operation of the facility, the applicant shall obtain the necessary kenneling and pet daycare licenses through the Humane Society of the Black Hills pursuant to Ordinance 6456;
2.	Upon submittal of a building permit, the site plan shall be revised to accurately reflect the lot dimensions and show all landscaping in compliance with the Landscape Regulations. Specifically, based on the lot size and building footprint, 50,285 landscaping points shall be provided through non-artificial trees, shrubs, and/or ground cover and shall be maintained in a live manner;
3.	The applicant shall obtain a building permit prior to any construction. The applicant shall obtain a Certificate of Occupancy prior to occupancy of the building;
4.	All signage shall comply with the requirements of the Rapid City Sign Code. No

	electronic or Light Emitting Diode (LED) signage is being approved as part of this Conditional Use Permit. The addition of electronic or LED signage shall require a Major Amendment to the Conditional use Permit. A sign permit is required for any new signs; and,
5.	Any expansion or relocation of the proposed kennel with overnight boarding and pet daycare shall require the review and approval of a Major Amendment to the Conditional Use Permit. All uses permitted in the Light Industrial District shall be permitted with approval of a Building Permit and contingent upon sufficient parking being provided. Any change in use or expansion of use that is a Conditional Use in the Light Industrial District shall require the review and approval of a Major Amendment to the Conditional Use Permit.





## Rapid City Department of Community Development

### 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)
<b>Case # 21UR017</b>		Conditional Use Permit to Allow a Kennel with over-night boarding and daycare facility.
<b>Companion Case(s)</b>	<b>N/A</b>	N/A
<b>ADVISORIES: Please read carefully!</b>		
1.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;	
2.	All requirements of the currently adopted Building Code shall be met;	
3.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Conditional Use Permit or a subsequent Major Amendment;	
4.	All outdoor lighting shall continually 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; and,	
5.	All applicable provisions of the adopted International Fire Code shall continually be met.	