Case No. 17RZ003

Legal Description:

Tract E of Rypkema Subdivision and the S1/2 of adjacent vacated East St. Louis Street; and Lot 2 of Poplar Subdivision, all located in Section 6, T1N, R8E and Section 31, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
January 25, 2017

Vicki Fisher – Planning Manager
Community Planning & Development Services
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Rezoning – General Commercial to Light Industrial
1002 East Omaha Street

Vicki:

On behalf of existing landowner EHR Enterprises LLC (Eddie Rypkema) and future landowner Wagner Land & Development, LLC (Brian Wagner – Grimms Pump & Industrial) we are requesting rezoning from General Commercial to Light Industrial for the property known as 1002 East Omaha Street and legally described as Tract E of Rypkema Subdivision (and the adjoining South ½ of Vacated East St. Louis Street) and Lot 2 of Poplar Subdivision.

The property is located at the northeast corner of the intersection of Poplar Avenue and East Omaha Street and is currently home to Eddie’s Truck Sales and Service. They have been operating at that location since 1974, providing sales and service for large trucks. Eddie’s is proposing to relocate their operations. Brian Wagner, President of Grimms Pump & Industrial, is the future landowner and would like to relocate his business to this site.

The existing and proposed uses do share some similarities, however Grimms will have virtually no large tractor-trailer traffic which will represent a significant improvement on the traffic impact to adjoining East Omaha Street.

In regard to the proposed use, Grimms Pump & Industrial has been in operation in the Rapid City area since 1958. They supply products such as pumps, air compressors, industrial hose, pressure washers, gas station supplies, etc. They provide offices for their employees, a showroom and sales counter, inventory for pump and industrial supplies for customers (primarily other construction related companies/contractors) and they also offer construction services. They currently have 25 employees who will utilize parking on the easterly portions of the property. They have 10 standard ¾ ton service trucks that will be stored nightly in the northeast portion of the property, along with approximately 10 construction vehicles or equipment stored in the same location.

The southerly portion of the building will be utilized for operations, including offices and showroom sales. The northerly portions of the building will be utilized for inventory, storage, receiving and loading.
Their service trucks, which represent roughly 60% of their daily business, will load and depart from the westerly side of the building where their receiving and loading dock are located. They will depart from Poplar Avenue and either travel north as necessary and then east onto Cambell Street or south and onto East Omaha Street. Customers using their showroom and stock services represent roughly 40% of their daily business. It is anticipated that the majority of incoming customers will enter on the main approach on East Omaha Street. Any large purchases will be loaded on the west side of the building from their loading dock and that traffic would exit from Poplar Avenue.

For incoming deliveries and supplies, Grimms averages one truck per day which can be a semi-truck or standard box truck. Receiving is located on the west side of the building and will utilize Poplar Avenue for ingress and egress. Hours of business operation are Monday through Friday from 7:30 am to 5:00 pm and no additional traffic will be generated during the evenings, weekends or standard holidays.

The current zoning map indicates that the properties to the north along Poplar Avenue and the west along East Omaha Street are currently zoned Light Industrial. We believe that the proposed use, while similar to the existing and adjoining uses, will represent a distinct and significant improvement to traffic on East Omaha Street with the removal of regular large truck and semi-trailer traffic and the predominant use of the Popular Avenue intersection. This is an excellent location for a service related industry and provides reasonable access to East Omaha Street and connections south to Highway 79, east to Highway 44, north to Interstate 90 and west into Rapid City.

On behalf of the applicants in this application we ask for your consideration of this request for rezoning and support for the relocation of a business that serves and represents an important component of the construction industry of our community.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

jlf
encl