



Rapid City Planning Commission

Conditional Use Permit Project Report

March 9, 2017

Item #10
Applicant Request(s)
Case # 17UR003 – Conditional Use Permit to allow a kennel
Companion Case(s) # N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit be approved with the stipulations notes below.

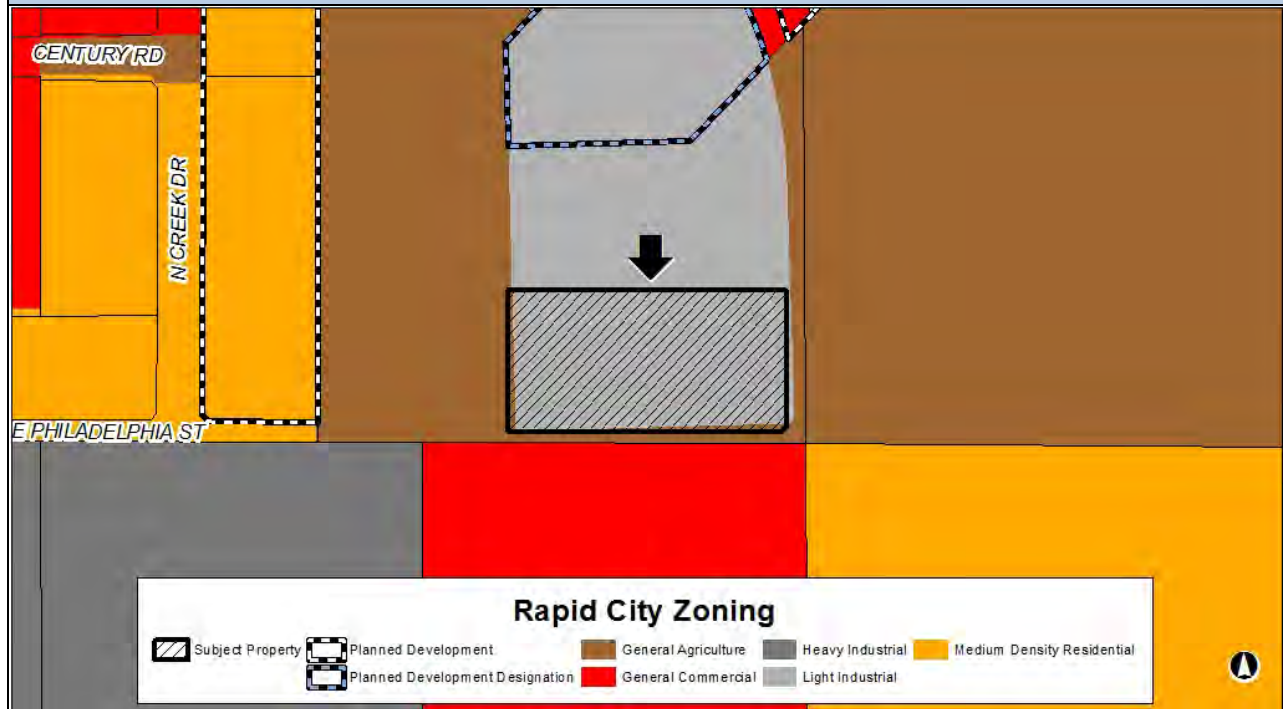
Project Summary Brief	
<p>The applicant has submitted a Conditional Use Permit to allow an overnight animal kennel in the Light Industrial District. In particular, the applicant is proposing to construct a structure 6,240 square feet in size. The kennel will occupy 3,016 square feet of the structure and have the capacity to accommodate 20 dogs and 6 cats. The remaining 3,224 square feet will be split into two suites for future industrial use tenants. The kennel will also provide daycare and grooming services with the following hours of operation: Monday through Friday from 7:00 a.m. to 6:00 p.m., Saturday from 7:00 a.m. to 3:00 p.m., and Sunday from 8:00 a.m. to 12:00 p.m.</p>	
Development Review Team Contacts	
Applicant: Ashlee Schlatter	Planner: Fletcher Lacock
Property Owner: Creek Drive Land LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 500 feet south of the terminus of East Anamosa Street
Neighborhood	Elk Vale Road
Subdivision	Proposed Menard Subdivision
Land Area	Developed area will be 30,906 square feet
Existing Buildings	Void of structural development
Topography	Property slopes from the southeast to west with a drop in elevation of 12 feet
Access	East Anamosa Street
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	LI	MUC	Void of structural development
Adjacent North	LI	MUC	Void of structural development
Adjacent South	GC	UN	Void of structural development
Adjacent East	GA	MUC	Void of structural development
Adjacent West	GA and LI	MUC	Void of structural development

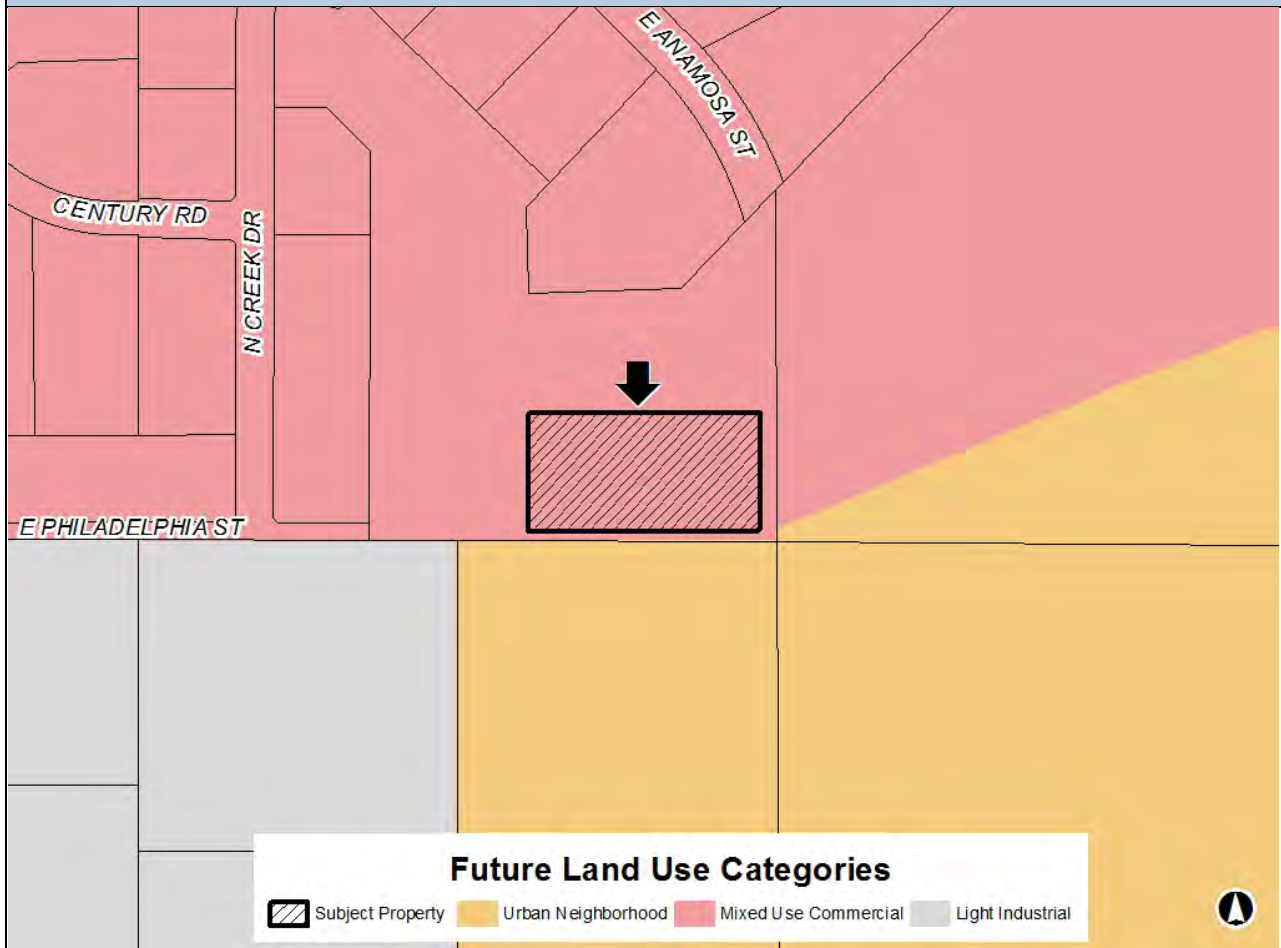
Zoning Map



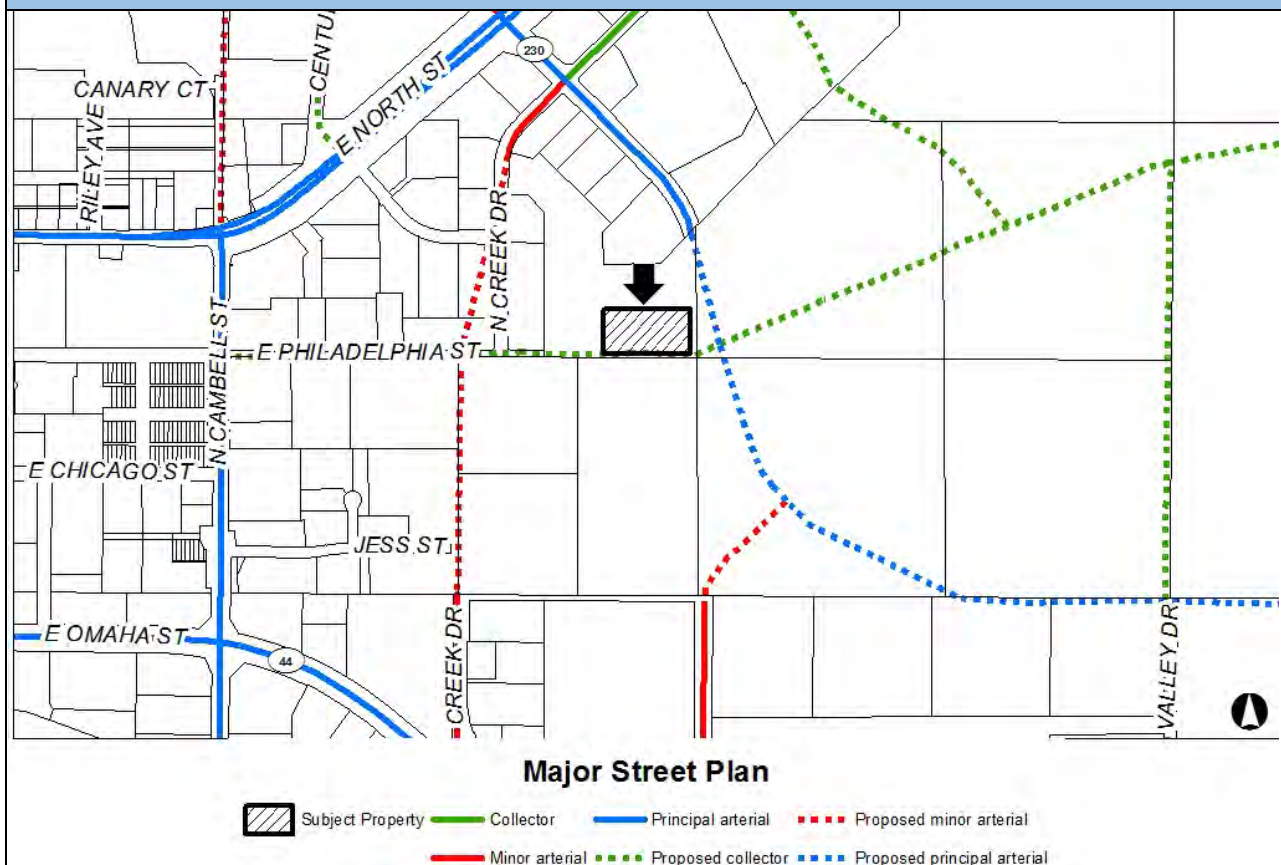
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
12PL067	10/04/2012	Development Engineering Plans	Staff approved
12PL031	08/06/2012	Preliminary Subdivision Plan	City Council approved
11RZ028	02/06/2012	Rezoning from General Agricultural District to Light Industrial District	City Council approved
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	Approximately 30,906 square feet	
Lot Frontage	N/A	Approximately 661 feet	
Maximum Building Heights	4 stories, 45 feet	One story, 17.4 feet	
Maximum Density	75%	Approximately 58%	
Minimum Building Setback:			
• Front	25 feet	70 feet	
• Rear	25 feet	338 feet	
• Side	25 feet	53 feet	
• Street Side	25 feet	25 feet	
Minimum Landscape Requirements:			
• # of landscape points	24,666	25,750	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	32	32	
• # of ADA spaces	2, with a "van accessible" space	2, with a "van accessible" space	
Signage	Pursuant to RCMC	Proposed wall signage and a ground sign	
Fencing	8 feet	Proposed fenced dog run 6 feet chainlink	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Chapter 17,54.030(E) of the Rapid City Municipal Code and has noted the following issues:	
1. The location, character and natural features of the property:	The property is located south of the current terminus of East Anamosa Street southeast of the intersection with North Creek Drive. The property is currently void of structural development. The property owner has indicated that the property will be platted and East Anamosa Street constructed to the extent of the property.
2. The location, character and design of adjacent buildings:	Properties surrounding the proposed kennel are void of structural development.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to construct a six foot high chain link fence on the south side of the proposed structure to provide an outdoor dog run. The applicant has submitted a landscape plan identifying a large portion of the landscaping around the outdoor dog run.
4. Proposed vegetation, topography and natural drainage:	The property drops in elevation from west to east approximately 40 feet. Public Works staff has indicated that stormwater detention and quality treatment have been provided in Detention Cell #201 of the Perrine Drainage Basin located immediately west of the site to accommodate an impervious area of 80%. Upon submittal of a Building Permit, a grading and drainage plan must be submitted for review and approval.
5. Proposed pedestrian and	Proposed vehicular access will be from East Anamosa

<p>vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:</p>	<p>Street. The applicant should be aware that five foot wide property line sidewalk must be constructed with the Building Permit along proposed East Anamosa Street and East Philadelphia Street. A Preliminary Subdivision Plan (File #12PL031) was approved August 6, 2012 and the Development Engineering Plan application (File #12PL067) was approved October 2, 2012. The applicant is aware that since the Development Engineering Plans are over two years old, a new application must be submitted for review and approval. Prior to issuance of a Building Permit, Development Engineering Plans must be approved and prior to issuance of a Certificate of Occupancy, a Final Plat must be approved.</p>
<p>6. Existing traffic and traffic to be generated by the proposed use:</p>	<p>East Anamosa Street is identified as a future Arterial Street and East Philadelphia Street is identified as a future Collector Street on the City's Major Street Plan. The future land use designation of the property is Mixed-Use Commercial. The street network is designed to accommodate traffic from commercial uses.</p>
<p>7. Proposed signs and lighting:</p>	<p>The applicant has submitted proposed elevations identifying wall signage and a site plan identifying a proposed ground sign. The applicant should be aware that the proposed ground sign must be located a minimum of 10 feet from the property line or be elevated a minimum of 10 feet above the ground. No electronic reader boards are being approved as a part of this application. An electronic reader board will require a Major Amendment to the Conditional Use Permit.</p>
<p>8. The availability of public utilities and services:</p>	<p>The property owner is proposing to subdivide the subject property in the near future. Rapid City water and sewer mains will be extended to serve the subject property. As noted above, Development Engineering Plans must be approved prior to issuance of a Building Permit and a Final Plat must be approved prior to issuance of a Certificate of Occupancy.</p>
<p>9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:</p>	<p>The property is zoned Light Industrial District. A kennel is identified as a Conditional Use in the Light Industrial District.</p>
<p>10. The overall density, yard, height and other requirements of the zone in which it is located:</p>	<p>The proposed structure appears to be in compliance with the area regulations of the Light Industrial District. The applicant should be aware that upon submittal of a Building Permit, a revised site plan must be submitted demonstrating that with the future dedication of right-of-way for East Philadelphia Street and East Anamosa Street all setbacks are being met.</p>
<p>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:</p>	<p>The applicant has submitted an operations plan that identifies the hours of operation, frequency of outdoor time, and the schedule to clean and maintain the indoor and outdoor areas. The applicant has indicated that they use a service to dispose of pet waste. The proposed outdoor dog run will be fenced and landscaped to provide a buffer from future development in the area.</p>
<p>12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing</p>	<p>The stipulations of approval will ensure that the proposed kennel operates in compliance with the applicant's submitted operations plan and that infrastructure will be constructed prior to issuance of a Certificate of Occupancy.</p>

adjacent uses:	
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
	N/A
	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: East Anamosa Street is identified as a Principal Arterial Street and East Philadelphia Street is identified as a Collector Street on the City's Major Street Plan. The applicant should be aware that additional 10 feet of additional right-of-way is required for a Collector Street within 200 feet of where a Collector Street intersects a Principal Arterial Street. The applicant should be aware that upon submittal of a Building Permit, a revised site plan must be submitted demonstrating that with the future dedication of right-of-way for East Philadelphia Street and East Anamosa Street all setbacks are being met.
	Economic Stability and Growth
EC-1.3A	Local Business Support: The applicant has indicated that due to the success of their current business; the applicant is proposing to expand the services that are offered and a new location is needed.
	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 advertized 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:	
N/A	The property is currently zoned Light Industrial District. A kennel is a Conditional Use in the district.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road
Neighborhood Goal/Policy:	
EV-NA1.1H	Urban Services: The property is currently an unplatted. The property owner has indicated that a Development Engineering Plan application will be submitted in the near future with plans for the extension of East Anamosa Street with water and sewer mains.

Findings	
<p>Staff has reviewed the Conditional Use Permit to allow an over-sized garage pursuant to Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The property is zoned Light Industrial District and a kennel is identified as a Conditional Use. The property owner has indicated that the subject property will be subdivided and utilities and infrastructure will be extended in the future promoting the extension of urban services in the Elk Vale Road Neighborhood area. The Conditional Use Permit supports the growth of a local business. The proposed fencing and landscaping for the outdoor dog run will create a buffer between the proposed kennel and future adjacent uses. The stipulations of approval will ensure that the kennel operates in compliance with the submitted operations plan.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Conditional Use Permit to allow a kennel be approved with the following stipulation(s):	
1.	Upon submittal of a Building Permit, a revised site plan shall be submitted demonstrating that with the future dedication of right-of-way for East Philadelphia Street and East Anamosa Street all setbacks are being met.
2.	Upon submittal of a Building Permit, a grading and drainage plan shall be submitted for review and approval;
3.	Prior to issuance of a Building Permit, Development Engineering Plans shall be approved;
4.	Prior to issuance of a Certificate of Occupancy, a Final Plat shall be approved;
5.	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 a 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;
6.	The Conditional Use Permit shall allow for a kennel. The proposed kennel shall operate in compliance with the submitted operations plan. Any expansion of the kennel shall require a Major Amendment to the Conditional Use Permit. All uses permitted in the Light Industrial District shall be permitted, contingent upon sufficient parking being provided and an approved Building Permit. Any change in 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 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 # 17UR002	Conditional Use Permit to allow a kennel
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any construction. A certificate of completion shall be obtained prior to initiation of the use;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
4.	All provisions of the Light Industrial District shall be met;
5.	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;
6.	All construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
7.	All requirements of the currently adopted Building Code shall be met; and,
8.	All requirements of the International Fire Code shall be met.