Case No. 17PD051

**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, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
October 26, 2017

Ken Young – Director
Community Planning & Development Services
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Initial/Final Planned Development Request
Grimm’s Pump – 1002 E Omaha Street
Tract E of Rypkema Subdivision and the S 1/2 of adjacent vacated E. St. Louis Street
and Lot 2 of Poplar Subdivision, Rapid City, SD

Director Young:

On behalf of landowner Industrial Leasing and Rentals LLC (dba Grimm’s Pump – Brian Wagner President) we are submitting the attached application for Initial/Final Planned Development on the property legally described above and located at 1002 East Omaha Street.

This property was developed in 1974 as a large truck (semi) sales and service establishment (Eddie’s Truck Sales & Service). Eddie’s is relocating to the Elk Vale and I-90 intersection and Grimm’s Pump purchased the E Omaha property and will be relocating to this site.

The property was previously zoned General Commercial (GC) and the prior use as truck sales and service was a permitted use in the GC district - but could also have operated as a permitted use in a Light Industrial (LI) District. Much of the adjoining property to the south, west and north is currently zoned Light Industrial and has supported industrial activity for many years.

In order to accommodate the change in business at this location (specifically the sales and service of industrial equipment), the property was rezoned to Light Industrial earlier this year with a Planned Development Designation (17RZ003). It was identified at the time of rezone that the existing development may have some inconsistencies with the LI Area Regulations and that these could be addressed through the Planned Development process.

This request for Initial/Final Planned Development is to allow Grimm’s Pump to operate as sales, service and repair establishment for industrial equipment (various pumps, compressors, hoses and associated supplies) within the existing building. A portion of the building will offer retail equipment, supplies and parts. Business office and administration and warehouse (inventory) are included along with remote and on-site service.

With this application we are requesting the following conditions of approval:

1. That the side yard building setback be reduced from 25’ to 2.2’ to accommodate the existing building (legal at the time of construction but non-conforming with the current LI zoning designation).
2. Reduce the required landscape points from 152,037 to 70,190. In 2008, the previous owner sought and received a Zoning Variance to reduce the required landscape points to 30,000 (19% of the required total). We are proposing to expand (more than double) the existing landscaping with an additional 44,300 points, the majority of which will be added to the existing street-scaping and the remainder of which will be installed against the Phase II enclosed storage yard. The additional provided points will represent 46% of the required total points for this site. The proposed sales/service activities bear great similarity to the previous use and an extension of the original variance is reasonable in this circumstance. Full compliance would require removal of pavement, parking and circulation which would adversely impact the function and use of the property – or require additional planting material in the future enclosed storage yard which would be difficult to maintain and provide diminished visual impact (300+ feet from the edge of the traveled way for East Omaha Street).

The property will be developed in the following 2 phases:

Phase 1 (implemented within 12 months of PD approval)

Interior remodeling to accommodate the proposed retail, office, service and storage uses; the restriping of the existing parking/circulation areas; and installation of the landscaping as described above and per the attached plan.

Phase 2 (implemented within 36 months of PD approval)

Enclosure of the storage yard with pavement of the circulation aisle and additional security fencing (7' poly coated metal chain link with opaque slats).

The remainder of the development will include:

- Existing chain link fencing on the north and northwest property lines
- The existing area lights (2) per the attached photos
- Re-Use of the existing on-site pole sign and the addition of an electronic message center per the attached sign detail
- No retaining walls are existing or proposed
- No additional buildings or additions are proposed and no additional paving

We believe that the proposed development plan is an appropriate use and re-purposing of this unique building and property.

We thank you for your time and consideration of this application and respectfully request your support and recommendation of approval.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEER, INC.

[Signature]
Janelle L. Finck
President

jlf
encl
Reface existing cabinet
Cabinet = 171.5" x 212.5"
V.O = 162.5" x 203.5"
4.5" retainers

Electronic Message Center
Cabinet = 56" x 113"

RECEIVED
OCT 27 2017
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES
Grimms Pump – Existing Fencing (north & northwest)

North Area Light
South Area Light