

Rapid City Planning Commission

Initial and Final Planned Development Overlay Project Report

July 26, 2018

Item #13
Applicant Request(s)
Case #18PD024 – Initial and Final Planned Development Overlay to allow a retreat center
Companion Case(s)

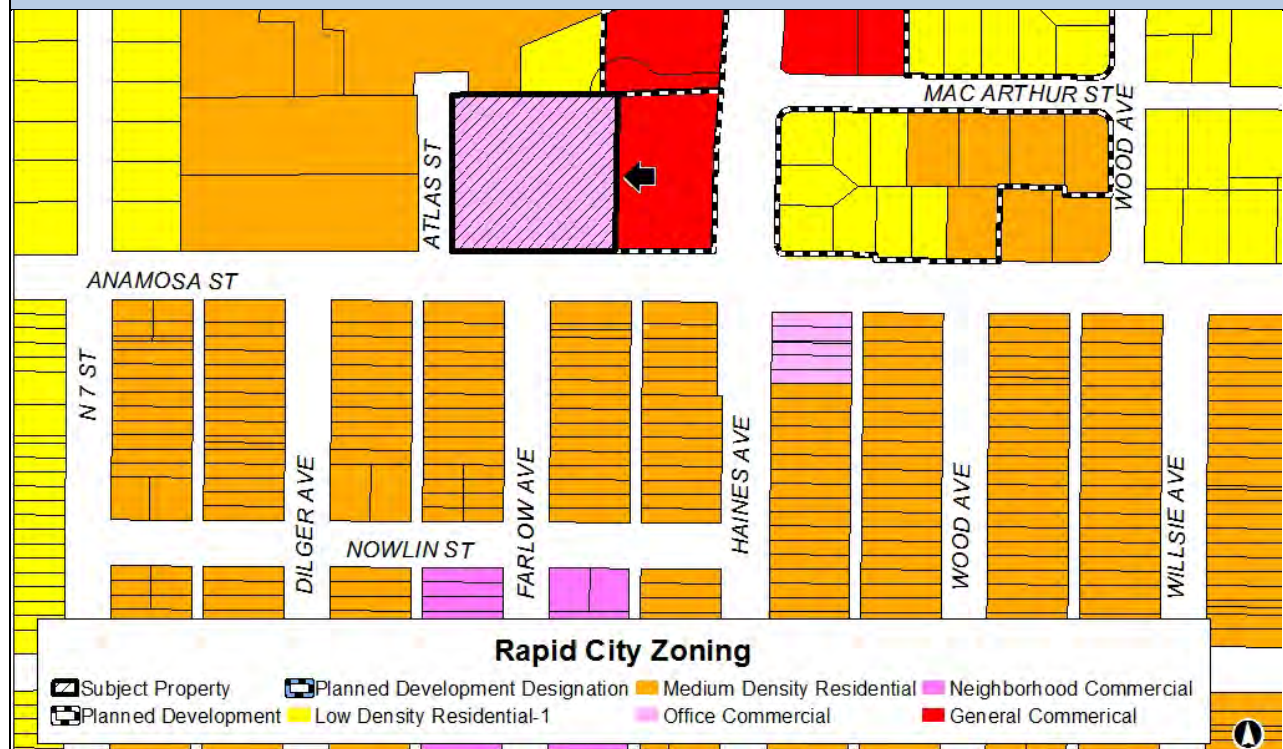
Development Review Team Recommendation(s)
The Development Review Team recommends that the Initial and Final Planned Development Overlay be approved with the stipulations as noted below.

Project Summary Brief	
The applicant has submitted an Initial and Final Planned Development Overlay to allow a retreat center. In particular, the applicant is proposing to construct a 9 unit, two story building to house people attending a weekend retreat, service trips, and/or mission trips.	
The property is located northeast of the intersection of Anamosa Street and Atlas Street and is zoned Office Commercial District. The applicant has submitted an Initial and Final Planned Development application to allow for a 9 unit building to be used in association with church sponsored mission trips. Currently, a church and parking area occupy the southern portion of the subject lot.	
Applicant Information	Development Review Team Contacts
Applicant: Dana Foreman - KLJ	Planner: John Green
Property Owner: South Dakota Synod, ELCA	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer:	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	522 Anamosa Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Northern Heights
Land Area	1.85 acres
Existing Buildings	7648 square foot church on the southeast corner of lot
Topography	Rises in elevation 12 feet from east to west
Access	Atlas St.
Water / Sewer	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	OC - PDD	LDN	Church
Adjacent North	LDR/MDR	UN	Residential area
Adjacent South	MDR	UN	Residential area
Adjacent East	GC - PD	MUC	Restaurant/Laundromat
Adjacent West	MDR	UN	Multi-family housing

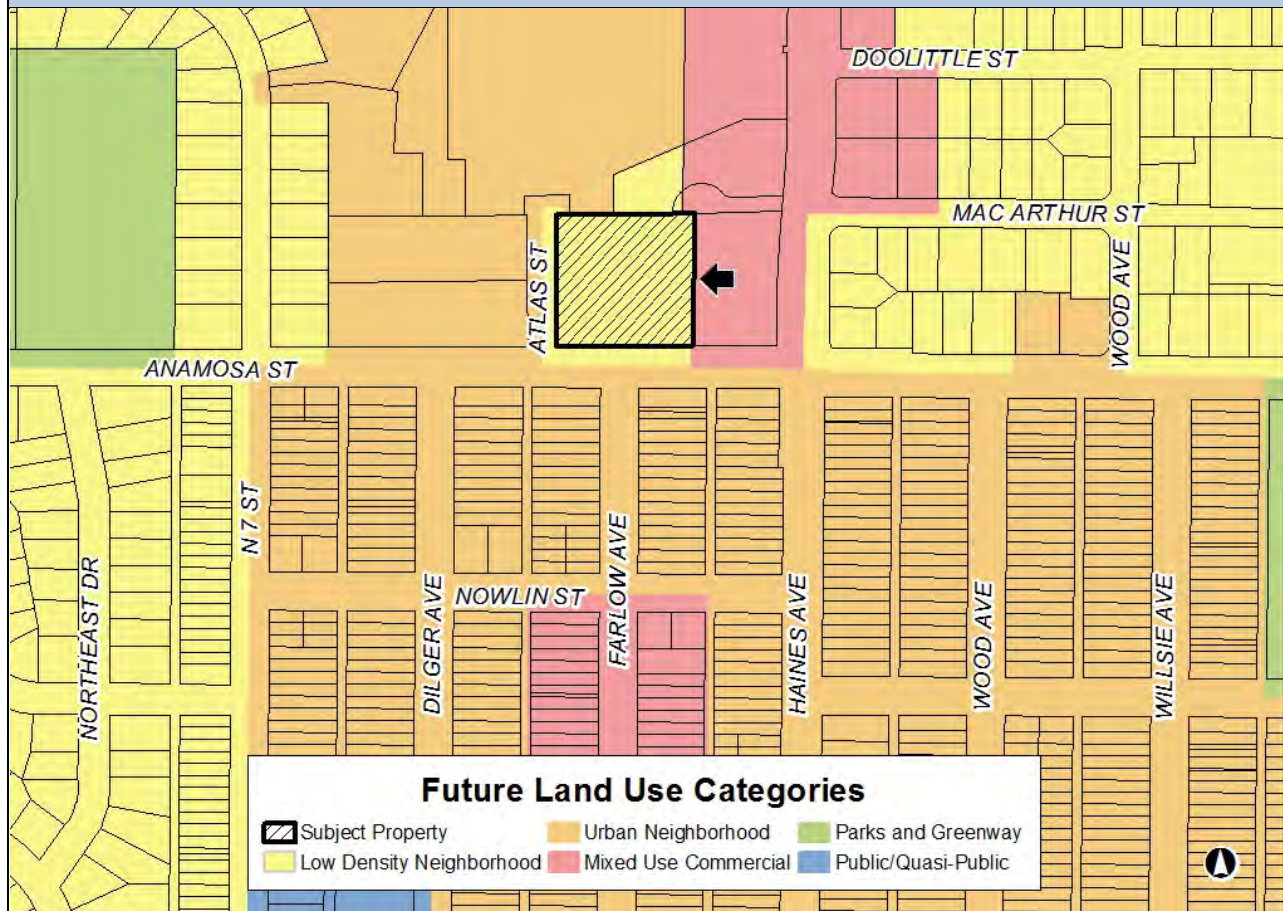
Zoning Map



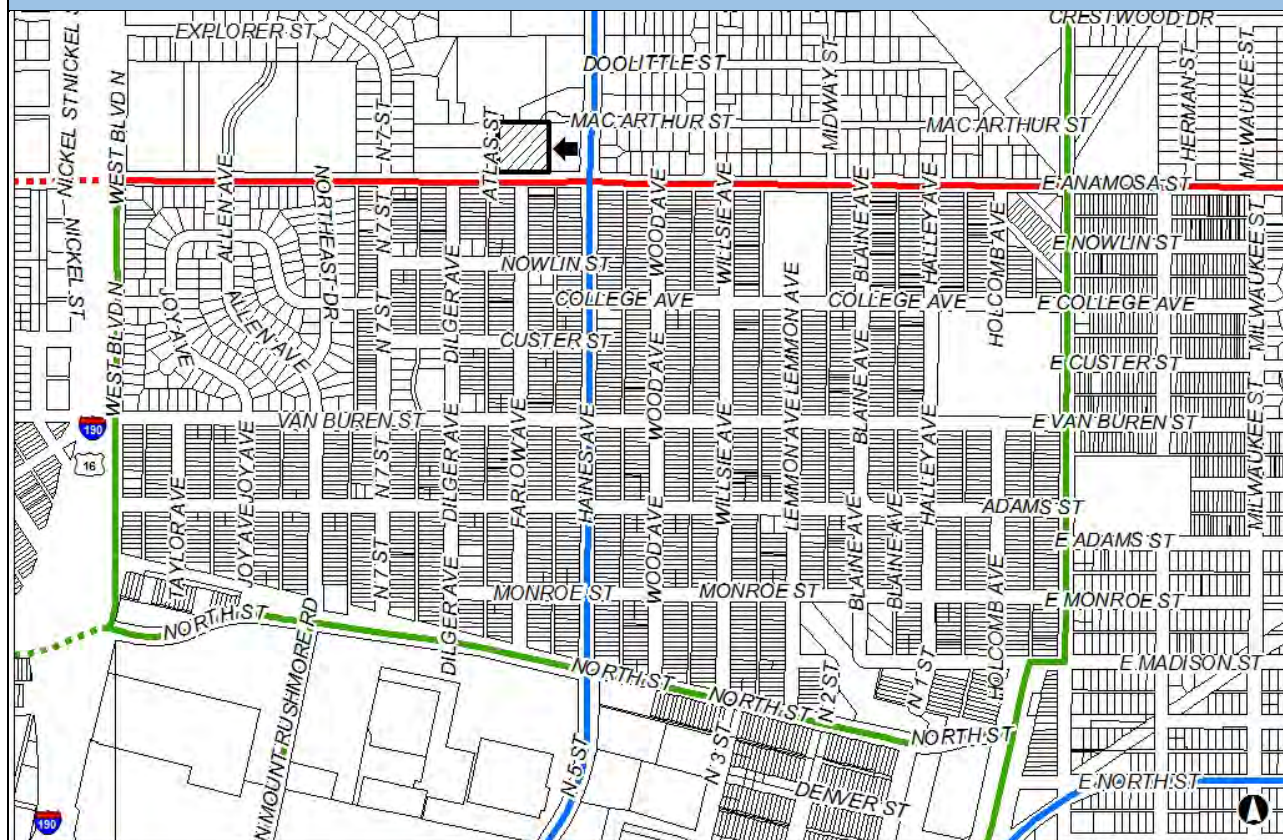
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
03PD021	06/26/03	Planned Development Designation	Staff approved with stipulations
Relevant Zoning District Regulations			
Office Commercial District		Required	Proposed
Lot Area		N/A	80,586 square feet
Lot Width		N/A	288 feet
Maximum Building Heights		3 stories or 35 feet	2 stories
Maximum Density		35%	14%
Minimum Building Setback:			
• Front		25 feet	27 feet
• Rear		25 feet	146 feet
• Side		0 feet	27 feet
• Street Side		25 feet	27 feet
Minimum Landscape Requirements:			
• # of landscape points		71,675	76,480
• # of landscape islands		1	0
Minimum Parking Requirements:			
• # of parking spaces		38	63
• # of ADA spaces		3	3
Signage		As per RCMC 17.50.100	No additions to previously approved signage
Fencing		As per RCMC 17.50.340	None proposed

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Initial and Final Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is comprised of approximately 1.85 acres of land zoned Office Commercial District with a Planned Development Designation. Currently, a church and parking area occupy the southern half of the lot.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The retreat center is intended to provide short term housing for mission work associated with the church. The housing provides a base of operations for trips to and from the Pine Ridge Reservation, and overnight accommodation for workers involved in the mission trips.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	The applicant has requested that the required landscaping island be waived due to the segmented nature of additional parking added to the site which would not add to the existing hardscape of the church parking lot. Additionally, a green space buffer will be added between the existing and proposed parking areas.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A church and multi-family housing are permitted uses in Office Commercial Districts.
5. Any adverse impacts will be reasonably mitigated:	The stipulations of approval of this application will serve to reasonably mitigate any adverse impacts.
6. The requested exception to the underlying zoning district	The applicant plans to install additional green space between the existing church parking lot and the additional

standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	parking planned for the retreat center. The impact of additional hardscape on the lot is mitigated by the addition of green space and a separate parking area.
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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-1.1A	Compact Growth: The proposed Planned Development adds structural density to an existing interior City lot, promoting infill and compact growth. The building provides temporary housing in association with Church sponsored mission trips.
	A Vibrant, Livable Community
LC-2.1C	Variety Of Housing Types: The proposed retreat center provides short term housing and overnight accommodations for workers associated with church mission trips serving the Pine Ridge Reservation.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: On the City's Major Street Plan, Anamosa Street is identified as a Minor Arterial street. Extension of sidewalks along Atlas Street must be constructed to meet city standards for design. The applicant has indicated that the sidewalk will be constructed with the construction of the retreat center.
	Economic Stability and Growth
EC-1.2A	Housing Stock:
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Initial and Final Planned Development Overlay 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 Initial and Final Planned Development 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):	Low Density Neighborhood
Design Standards:	

N/A	A church and multi-family housing are a permitted use in the Office Commercial Districts.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Residential Neighborhoods: The proposed Initial and Final Planned Development Overlay supports the goal of promoting infill by increasing density on an interior City lot.

Findings
Staff has reviewed the Initial and Final Planned Development Overlay to allow a retreat center pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant has submitted an Initial and Final Planned Development to allow a two-story retreat center with a total of 9 dwelling units. The proposed development supports residential growth and a variety of housing types while providing support services in the North Rapid Neighborhood Area and the larger region.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Initial and Final Planned Development Overlay to allow a retreat center be approved with the following stipulations:	
1.	An exception is hereby granted to waive the requirement to provide one landscape island;
2.	Upon submittal of a Building Permit, site plans showing construction of a sidewalk built to city design standards shall be shown along Atlas Street, or a Variance shall be obtained. If a Variance is obtained, a copy of the approved documents shall be submitted with the building permit application;
3.	Upon submittal of a Building Permit, ADA Van Accessible sites shall show the accessible aisle on the passenger side of the parking space;
4.	Upon submittal of a Building Permit, site plan shall show sewer cleanouts a minimum of every 75 feet; and,
5.	Upon submittal of a Building Permit, sewer service calculations shall be provided as per the Infrastructure Design Criteria Manual standards.



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.*

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ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
5.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading;
6.	ADA accessibility shall be provided throughout the structure and site as necessary;
7.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Development or a subsequent Major Amendment;
8.	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,
9.	All applicable provisions of the adopted International Fire Code shall continually be met.