

Rapid City Planning Commission

Final Planned Development Overlay Project Report

October 25, 2018

Item #15
Applicant Request(s)
Case #18PD030 – Major Amendment to a Planned Development Overlay to allow a childcare center
Companion Case(s) N/A

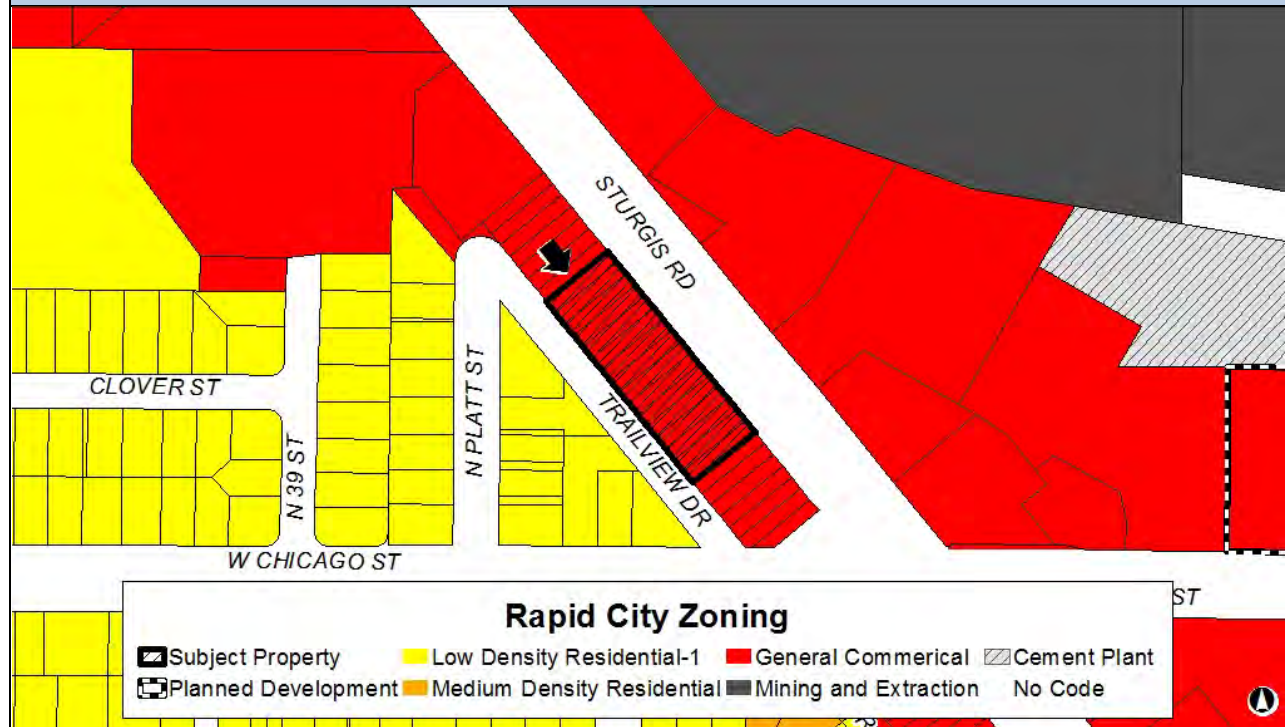
Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to a Planned Development Overlay to allow a childcare center be approved with the stipulations as noted below.

Project Summary Brief	
<p>The applicant has submitted an application for a Major Amendment to a Planned Development Overlay to allow a childcare center in an existing commercial development. The property is located at 3645 Sturgis Road and is zoned General Commercial District with a Planned Development Overlay. The proposed childcare center, “Fit N Fun Daycare”, will serve up to 40 children and will be accessed from Sturgis Road.</p> <p>An Initial and Final Planned Development application (File# 18PD004) to allow a childcare center in addition to an indoor archery range on the property was approved in 2018 as Phase I of redevelopment. The second phase of redevelopment proposes to repurpose approximately 24,000 square feet of space at the northern end of the lot for use as storage, retail, and a childcare center. As part of the stipulations of approval cited in the Final Planned Development Overlay approved in 2018, any development associated with Phase II will require a Major Amendment to the Planned Development Overlay.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Pink Cabin LLC	Planner: John Green
Property Owner: Pink Cabin LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: Scull Construction	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3645 Sturgis Road
Neighborhood	West Rapid Neighborhood Area
Subdivision	CD Rounds Subdivision
Land Area	1.28 acres, 57,256.8 square feet
Existing Buildings	24000 square foot retail space
Topography	Relatively flat
Access	Sturgis Road / Trailview Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills power/MDU
Floodplain	N/A

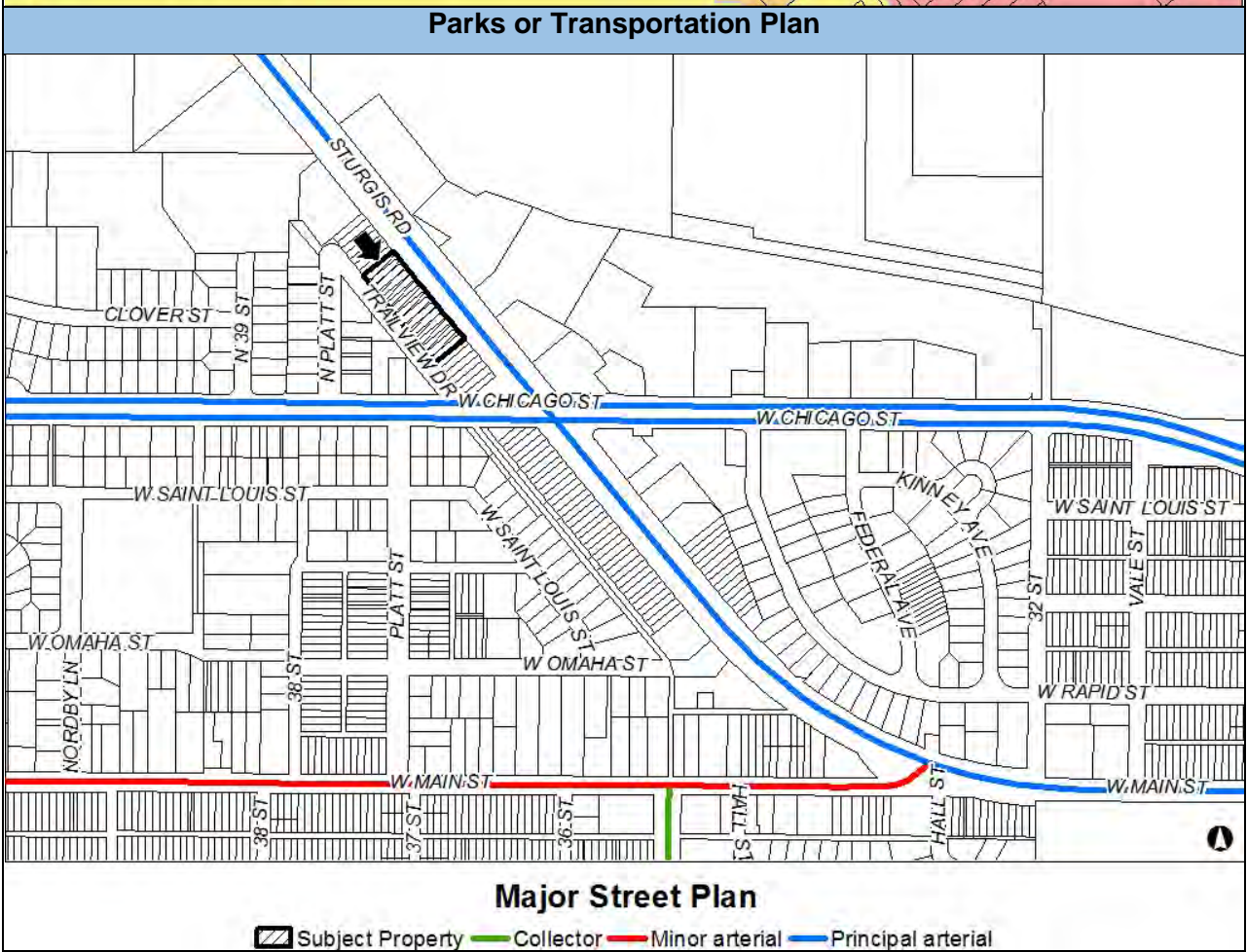
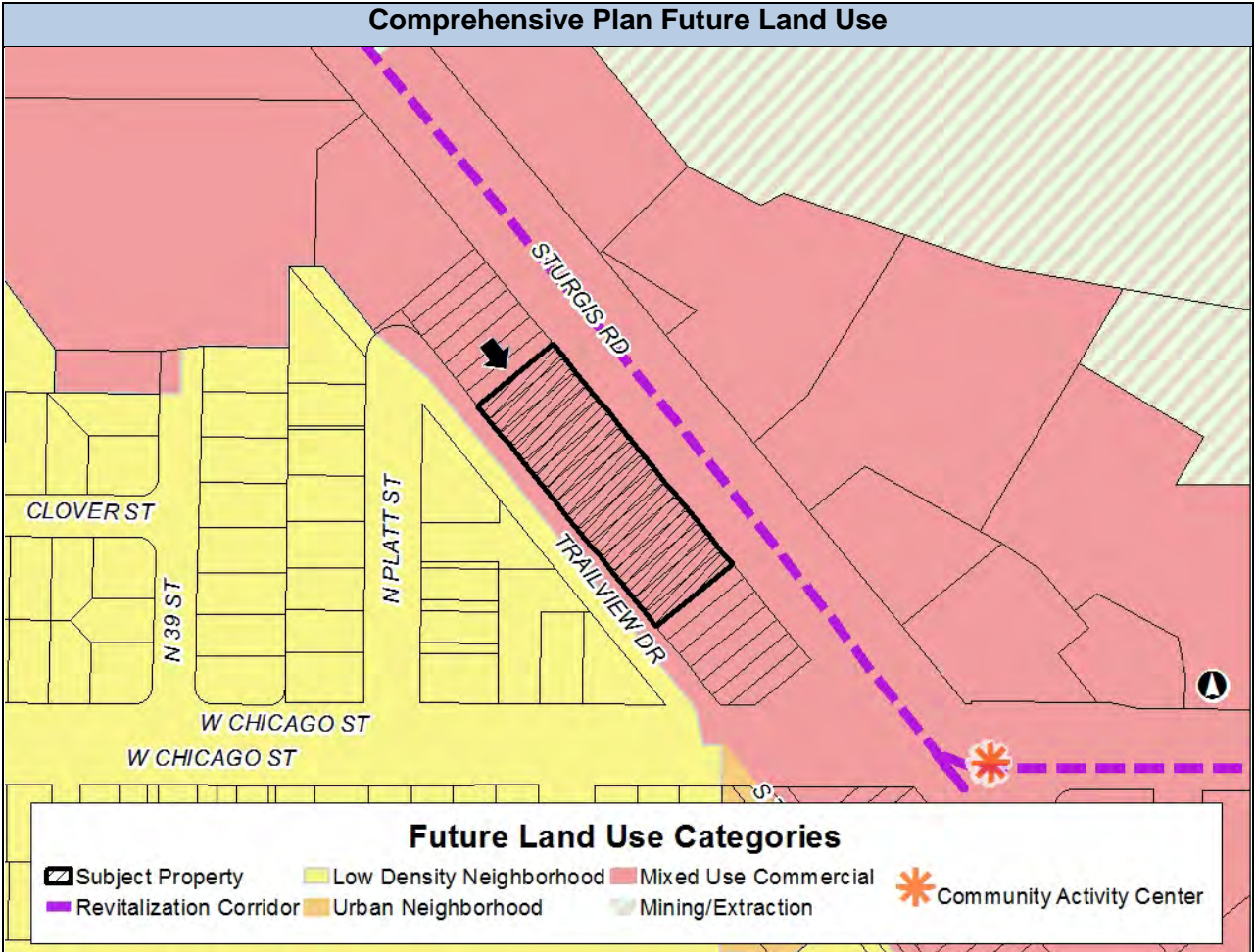
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PD	MUC	Retail/Commercial
Adjacent North	GC	MUC	Park
Adjacent South	GC	MUC	Residential District
Adjacent East	GC	MUC	Residence
Adjacent West	LDR	UN	Residence

Zoning Map



Existing Land Uses





Relevant Case History			
Case/File#	Date	Request	Action
18PD004	3/8/2018	Initial and Final Planned Development	Planning Commission approved with stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	1.28 acres, 55,756.8 square feet
Lot Width		N/A	404 feet
Maximum Building Heights		4 stories or 35 feet	2 stories
Maximum Density		75%	52.8%
Minimum Building Setback:			
• Front		25 feet	33 feet
• Rear		0 feet	56 feet
• Side		0 feet	0 feet
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		21,732 points	24,500 points
• # of landscape islands		1	3
Minimum Parking Requirements:			
• # of parking spaces		85	70
• # of ADA spaces		4	6
Signage		As per RCMC 17.50.100	428 square feet of new wall signage proposed
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 a Major Amendment to a 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 subject property is approximately 1.28 acres in size and is situated between Sturgis Road on the east and Trailview Drive on the west. The property is zoned General Commercial District with a Planned Development Overlay. The existing structure on the lot had been the previous location of a furniture store. In 2017, an internal fire damaged portions of the northern end of the existing structure, requiring the property owner to redevelop portions of the lot. The redevelopment of the lot met several challenges, including insufficient lot size for additional parking and landscape requirements and encroachment into the Sturgis Road right-of-way. On March 8, 2018, a Planned Development Overlay (File# 18PD004) was approved to allow redevelopment on the lot in conjunction with a childcare center and indoor archery range. That Planned Development application represented Phase I of redevelopment on the lot, requiring multiple zoning exceptions. Exceptions to allow backing into the Sturgis Road right-of-way for 32 parking spaces, reduced landscape point requirements, and to waive the requirement to provide a screening fence on the western

	boundary of the lot were granted with approval of Phase I of the Planned Development Overlay. Any subsequent phase of development on the lot required a Major Amendment to the Planned Development Overlay. The applicant has submitted this Major Amendment to the Planned Development Overlay to allow an additional childcare center on the property as the second phase of redevelopment.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The proposed redevelopment of the existing structure on the lot is intended to repurpose an aging structure along a busy commercial corridor after portions of the structure were damaged by a fire in 2017. Due to the age of the building and era of construction, inadequate lot size exists to provide required parking, landscaping points, and drive aisle width without zoning exceptions. As part of the approval of the Planned Development Overlay in March 2018, the applicant received exceptions for reduced landscaping points, permission to back into the Sturgis Road right-of-way for 32 parking spaces, and an exception to waive the requirement to provide a screening fence on the western boundary of the property contingent upon installation of an evergreen landscape buffer between the parking area and western property boundary. As part of this application, the applicant is requesting an exception to allow 70 parking spaces in lieu of 85 required spaces for the entire property to complete redevelopment of the lot.
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:	An Exception to allow 13,350 landscape points in lieu of 36,000 landscape points and an Exception to allow vehicles to back into the Sturgis Road right-of-way were granted in March of 2018 for Phase I of redevelopment on the lot. The applicant is now requesting an exception to allow 70 parking spaces in lieu of the 85 required by Rapid City Municipal Code. The applicant has cited the staggered hours of operation for the three businesses on the property as justification for their request to reduce parking requirements on the property. Fit N Fun Day Care will operate from 6:30 AM to 6:00 PM Monday through Friday, with a primary drop-off time from 7:00 to 7:30 AM and a primary pick-up time from 5:30 to 6:00 PM. Black Hills Archery is open from 12:00 PM to 7:00 PM Tuesday through Friday, with its peak use occurring in the evenings after 4:00 PM. RAI Daycare operates from 7:30 AM to 5:00 PM Monday through Friday, with a drop-off time from 7:45 to 8:15 AM and a pick-up time from 4:45 to 5:00 PM. Based on this operational plan, staff recommends that the exception to reduce required parking spaces from 85 stalls to 70 stalls be approved.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A childcare center is listed as a conditional use within the General Commercial District. Additionally, a childcare center within the building is already in operation that was approved as part of Phase I of redevelopment on the lot.
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 standards is an alternative or innovative practice that reasonably achieves the objective	The applicant is requesting to allow 70 parking spaces in lieu of 85 required spaces. The applicant is requesting the parking reduction in order to provide adequate landscape point totals and a landscape buffer on the western property line. The reduction in required parking allows the applicant

of the existing standard sought to be modified:	to repurpose the existing structure on the lot while adding landscaping that serves to reduce the total impervious surface area of the lot and provide screening for the residential district directly west of the subject property.
---	--







In reviewing a request for a conditional use for a child care center, the Council may in addition to the criteria included in Rapid City Municipal Code Section 17.54.030.E, consider the following:

1. Proximity to major arterials:	The property is located on the west side of Sturgis Road northwest of the intersection of Sturgis Road and West Chicago Street. Sturgis Road and West Chicago Street are both identified as Principal Arterial Streets on the City's Major Street Plan. Access to the property is from Sturgis Road and from Trailview Drive located on the west side of the property. The proposed childcare center will be accessed from Sturgis Road.
2. Proximity to recreation facilities:	The Outdoor Campus West is located approximately 1,200 feet to the north along Sturgis Road.
3. Traffic generated by the center:	The addition of a second childcare center on the property will increase total site peak hour trips to 78. Additional retail development on the property may eventually increase peak hour trips for the property above 100, triggering the requirement of a Traffic Impact Study.
4. Hours of operation:	The submitted operations plan notes that the facility will operate Monday through Friday from 6:30 AM. to 6:00 PM.
5. Existing or potential levels of air and noise pollution:	The childcare center will be accessed from Sturgis Road, which is identified as a Principal Arterial Street on the City's Major Street Plan. To maintain separation between the childcare center and Sturgis Road, the applicant is proposing an indoor play area in lieu of an outdoor play area. Pursuant to Rapid City Municipal Code Section 17.50.150, a childcare center requires 50 square feet of outdoor play area per child or 70 square feet of indoor play area per child. The applicant is providing a minimum of 70 square feet of indoor play area per child, which meets the requirements of the zoning ordinance.
6. Access from the center to adjacent areas used for commercial or industrial purposes:	Adjacent properties to the north, south, and east are all zoned General Commercial District. Properties to the west across Trailview Drive are zoned Low Density Residential District.
7. Appropriateness of outdoor play areas	The applicant is not proposing an outdoor play area. The applicant is proposing an indoor play area 2,800 square feet in size. The childcare center is proposing to serve a maximum of 40 children, which would provide approximately 70 square feet of indoor play area per child.
8. Type of vehicular traffic common to the area:	Sturgis Road is identified a Principal Arterial street on the City's Major Street Plan. The proposed childcare center will be accessed from Sturgis Road.

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-1.2C	Priority Revitalization Corridors: The proposed redevelopment of the subject property promotes infill and investment on an existing lot adjacent to the Sturgis Road/West Omaha/West Main revitalization corridor. The property has a mix of uses that generate activity throughout the work day, evening, and weekend.
 A Vibrant, Livable Community	
LC-3.1C	Compatible Infill and Redevelopment: The proposed childcare center represents redevelopment of an existing structure within an identified revitalization corridor that promotes upkeep and reinvestment on the property.
 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, Sturgis Road is identified as a Principal Arterial street on the City's Major Street Plan. No improvements along Sturgis Road are required as part of this application.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a 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 Major Amendment to a 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):	Mixed Use Commercial
Design Standards:	
GDP-MU9	Adaptive Reuse: The proposed redevelopment of the subject property adds a mix of uses to an existing structure that serves the surrounding neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	West Rapid Neighborhood Area
Neighborhood Goal/Policy:	
WR-NA1.1B	Reinvestment Corridor: The proposed Major Amendment to a Planned Development Overlay supports redevelopment of existing structures along the Sturgis Road revitalization corridor.

Findings
Staff has reviewed the Major Amendment to a Planned Development Overlay to allow a

childcare 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 application appears to meet all staff requirements of approval. The applicant has submitted a Major Amendment to a Planned Development Overlay to allow a childcare center. The proposed childcare center is an adaptive reuse of an existing structure adjacent to an identified revitalization corridor.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development Overlay to allow a childcare center be approved with the following stipulations:	
1.	An exception is hereby granted to allow 70 parking spaces in lieu of 85 spaces;
2.	All landscaping along the adjacent street right(s)-of-way shall be maintained so that sight triangles are not obstructed;
3.	The previously granted exception is hereby acknowledged to allow a reduced minimum required landscape total of 13,350 points in lieu of 36,000 points for Phase I;
4.	The previously granted exception is hereby acknowledged to allow 32 parking stalls adjacent to back into the Sturgis Road right-of-way;
5.	The previously granted exception is hereby acknowledged to waive the screening fence requirement contingent upon an evergreen screening consisting of shrubs and trees being provided between property line on the west side of the lot; and,
6.	The proposed childcare center shall operate in compliance with the submitted operation plan and approved site plan. Any expansion of use or change in use shall require a Major Amendment to the Planned Development.



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)	
Case # 18PD030	Major Amendment to a Planned Development Overlay to allow a professional office with a caretaker's unit.
Companion Case(s)	
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 currently adopted Building Code shall be met;
3.	ADA accessibility shall be provided throughout the structure and site as necessary;
4.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development Overlay;
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 signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Major Amendment to a Planned Development Overlay. Changes to the proposed sign package, which the Department of Community Development Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Development. All signage not in conformance with the Sign Code shall require a Major Amendment to the Planned Development. Any electronic reader board signs shall require the review and approval of a Major Amendment to the Planned Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign. The approval of the Historic Sign Review Committee shall be obtained prior to obtaining the Sign Permit;
7.	All provisions of Section 17.50.300, the Landscape Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
8.	All applicable provisions of the adopted International Fire Code shall continually be met;
9.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met; and,
10.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading.