



Rapid City Planning Commission

Initial Planned Development Overlay Project Report

April 9, 2020

| Item #9 |
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| Applicant Request(s) |
| Case #20PD011 – Initial Planned Development Overlay to allow a mixed-use structure in the Urban Commercial District |
| Companion Case(s) N/A |

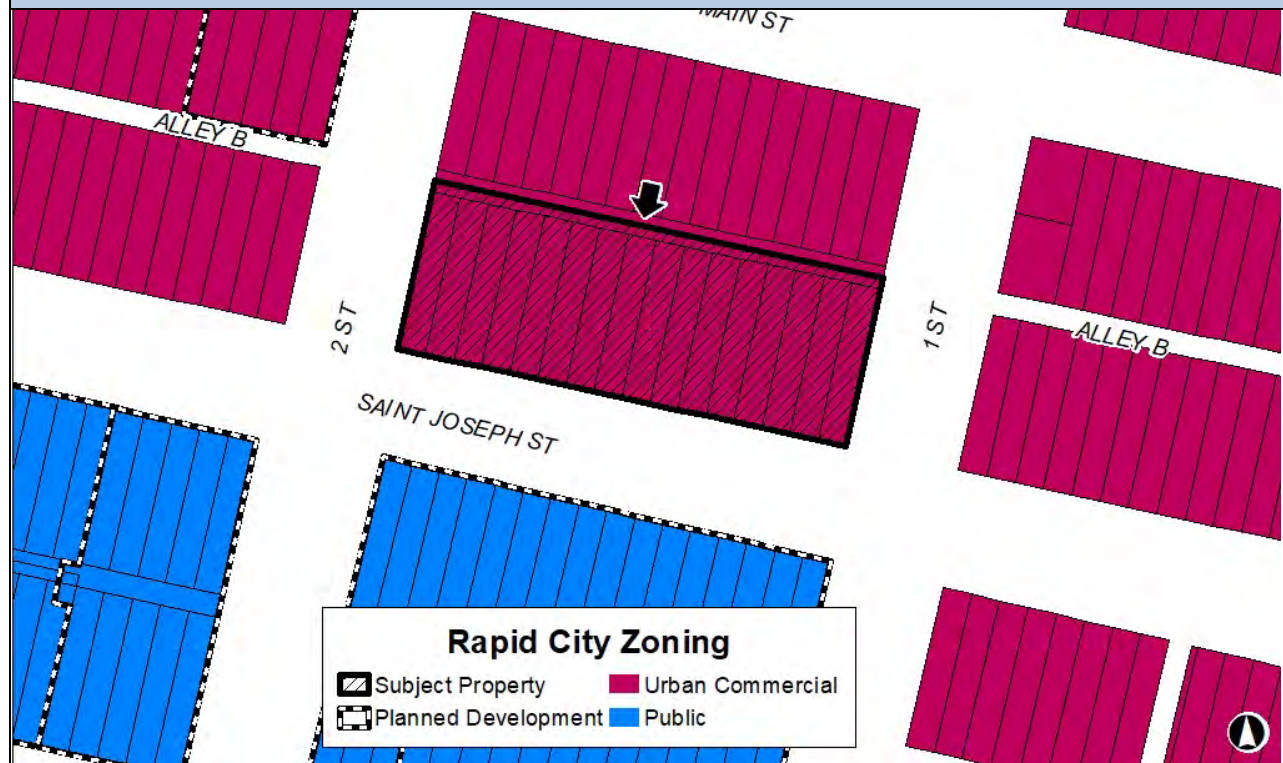
| Development Review Team Recommendation(s) |
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| Staff recommends approval of the Initial Planned Development Overlay with stipulations as noted below. |

| Project Summary Brief | |
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| The applicant has submitted an Initial Planned Development Overlay to allow a mixed-use structure in the Urban Commercial District. The property is located on Saint Joseph Street between 1 st Street and 2 nd Street and was previously developed with the Imperial Inn. In particular, the applicant is proposing to construct a four-story, 99-unit apartment building with first floor commercial space of 28,953 square feet and underground parking. The applicant is requesting the following Exceptions: an Exception to waive the requirement to provide a graduated setback for the fourth story, an Exception to allow a 23.3 foot setback in lieu of the maximum setback of 10 feet from 1 st Street, and an Exception to allow 55% of the 2 nd Street frontage to consist of a parking lot in lieu of the maximum allowed 25%. | |
| Applicant Information | Development Review Team Contacts |
| Applicant: 100 Saint Joseph St, LLC | Planner: Fletcher Lacock |
| Property Owner: 100 Saint Joseph St, LLC | Engineer: Dan Kools |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: N/A | School District: Kumar Veluswamy |
| Surveyor: N/A | Water/Sewer: Dan Kools |
| Other: Legacy Development & Consulting Company, LLC | DOT: Stacy Bartlett |

| Subject Property Information | |
|------------------------------|--|
| Address/Location | 100 St. Joseph Street |
| Neighborhood | Downtown / Skyline Drive Neighborhood Area |
| Subdivision | Original Town of Rapid City |
| Land Area | 1.38 acres |
| Existing Buildings | Void of structural development |
| Topography | Relatively level |
| Access | St. Joseph Street, 1 st Street, and 2 nd Street |
| Water / Sewer | Rapid City |
| Electric/Gas Provider | Black Hills Power / MDU |
| Floodplain | Federally Designated 500-year Floodway and 500-year protected by levee |

| Subject Property and Adjacent Property Designations | | | |
|---|-----------------|------------------------------|--------------------------------|
| | Existing Zoning | Comprehensive Plan | Existing Land Use(s) |
| Subject Property | UC | DT – Revitalization Corridor | Void of structural development |
| Adjacent North | UC | DT – Revitalization Corridor | Bank |
| Adjacent South | P-PD | DT – Revitalization Corridor | County administration |
| Adjacent East | UC | DT – Revitalization Corridor | Bank |
| Adjacent West | UC | DT – Revitalization Corridor | Motel |

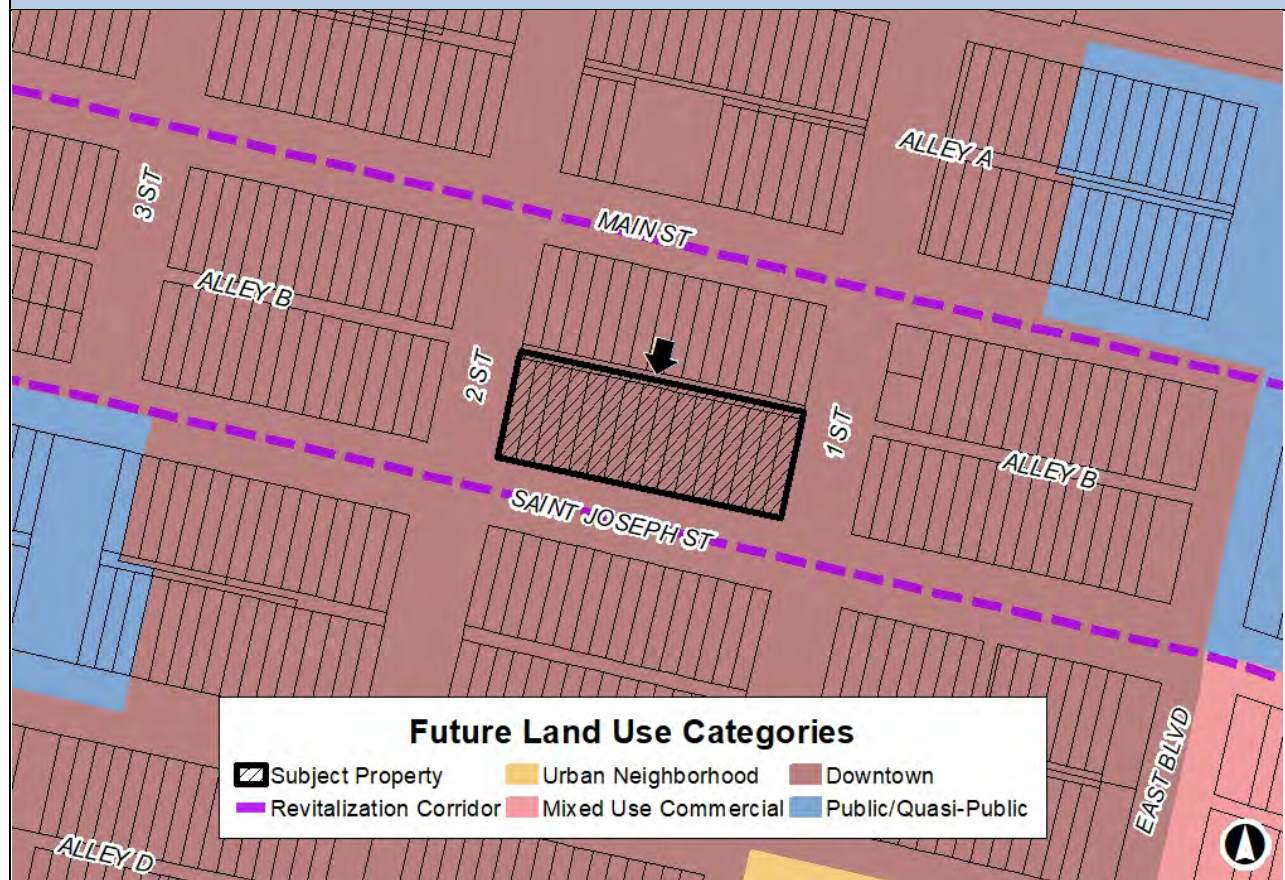
Zoning Map



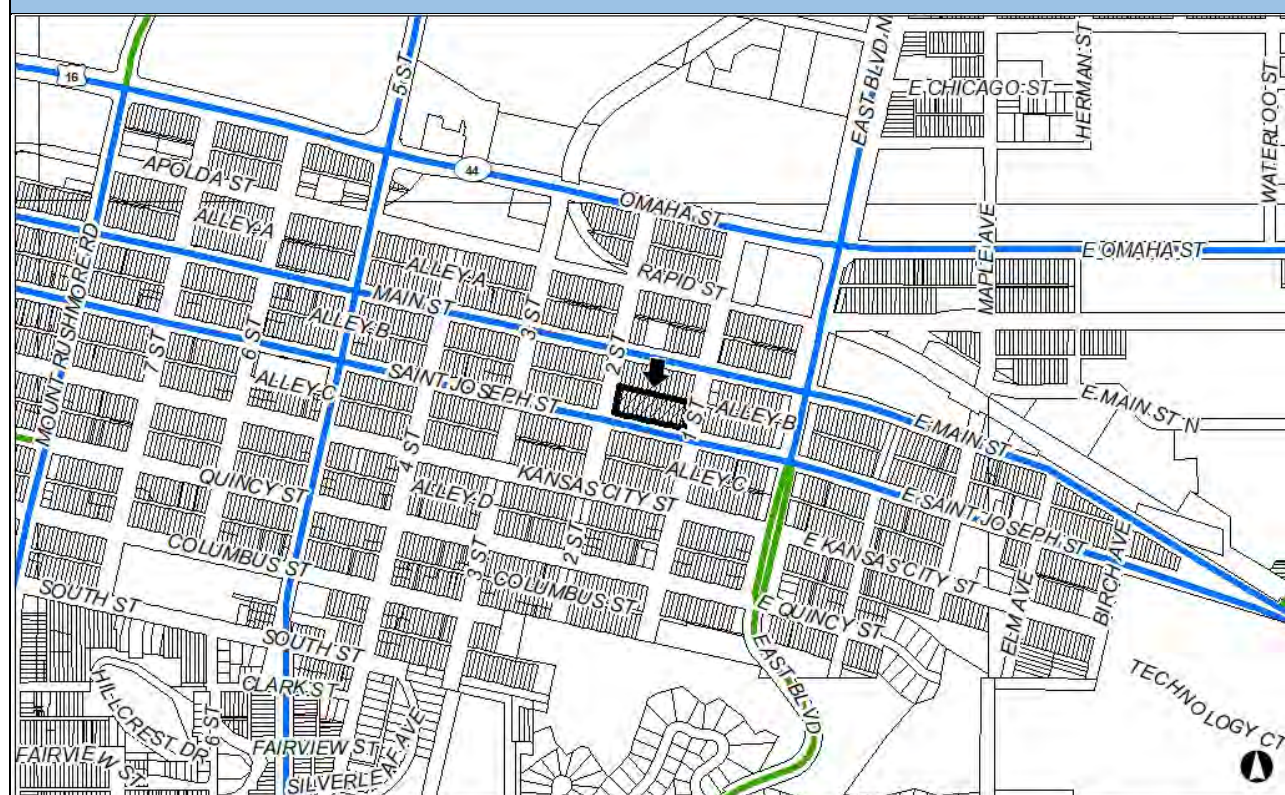
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial

| Relevant Case History | | | |
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| Case/File# | Date | Request | Action |
| N/A | | | |
| Relevant Zoning District Regulations | | | |
| Urban Commercial District | Required | Proposed | |
| Lot Area | N/A | 60,000 square feet | |
| Lot Width | N/A | 700 feet | |
| Maximum Building Heights | 8 stories or 100 feet | 4 stories / Requesting an Exception to waive the graduated building setback for the fourth floor | |
| Maximum Density | 90% | Approximately 48.2% | |
| Minimum Building Setback: | | | |
| • Front | Maximum 10 feet | 5 feet | |
| • Rear | N/A | 7.7 feet | |
| • Side | N/A | N/A | |
| • Street Side | Maximum 10 feet | 2.3 feet from 2 nd Street and requesting an Exception to allow 23.3 feet from 1 st Street | |
| Minimum Landscape Requirements: | | | |
| • # of landscape points | Not required with Initial Planned Development | N/A | |
| • # of landscape islands | 1 | 0 | |
| Minimum Parking Requirements: | | | |
| • # of parking spaces | 160 | 260 | |
| • # of ADA spaces | 6 | 7 | |
| Signage | As per RCMC 17.50.100 | None shown | |
| Fencing | As per RCMC 17.50.340 | None proposed | |

| Planning Commission Criteria and Findings for Approval or Denial | |
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| 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 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 1.38 acres of land zoned Urban Commercial District. The property was previously developed with the Imperial Inn. Currently, the property is void of any structural development. The applicant is proposing an in-fill redevelopment comprised of a four-story structure with underground parking. The applicant is requesting Exceptions from the land area regulations of the Urban Commercial District. In addition, the underground parking garage is identified as a conditional use in the district. |
| 2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship: | The property is zoned Urban Commercial District. The proposed development is an in-fill redevelopment of property located east of 5 th Street in the newly zoned Urban Commercial District. The applicant should be aware that upon submittal of a Final Planned Development Overlay application, plans must be submitted showing compliance with the Urban Commercial District area regulations and development standards unless Exceptions are granted as proposed. |
| 3. Exceptions to the underlying zoning district, if granted, would | The applicant is requesting three Exceptions from the area regulations and development standards of the Urban |

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| <p>not cause undue hardship to the public good or impair the purposes and intent of these regulations:</p> | <p>Commercial District; an Exception to waive the requirement to provide a graduated setback for the fourth story, an Exception to allow a setback of 23.3 feet in lieu of the maximum allowed setback of 10 feet from 1st Street, and an Exception to allow 55% of the 2nd Street frontage to consist of parking lot in lieu of the maximum allowed 25%.</p> <p>The Urban Commercial District requires a graduated setback for structures not located on pedestrian oriented streets. Above the third story, structures must be set back 20 feet from the property line. Saint Joseph Street is identified as a pedestrian oriented street. 1st Street and 2nd Street are not identified as pedestrian oriented streets. As such, a 20-foot setback for the fourth story is required on 1st Street and 2nd Street. The 20-foot fourth story setback is provided along 1st Street. However, the applicant is requesting to waive the requirement along 2nd Street. The proposed structure also has frontage on St. Joseph Street where the maximum front yard setback is 10 feet. Since the proposed structure primarily fronts St. Joseph Street, the impact of waiving the graduated setback requirement should have a minimal impact. Staff recommends to waive the requirement to provide a graduated setback along 2nd Street since the structure also abuts St. Joseph Street which is identified as a pedestrian oriented street.</p> <p>The second Exception request is to allow a side yard setback that abuts a street of 23.3 feet in lieu of the maximum allowed setback of 10 feet. The intent of the Zoning Ordinance is to create a pedestrian oriented street frontage by bringing structures up to the street rather than parking lots or open spaces. A similar Exception has been granted in the past when the area was designed with features to encourage pedestrian activity. Staff recommends that the Exception be granted contingent upon pedestrian design features being included with the Final Planned Development Overlay application.</p> <p>The applicant is also requesting an Exception to allow 55% of the 2nd Street frontage to consist of a parking lot in lieu of the maximum allowed 25%. The purpose of the Zoning Ordinance is to promote pedestrian oriented street frontages to limit the amount of blank walls and surface off-street parking. The Zoning Ordinance recommends to buffer surface parking with landscaping consisting of a combination of solid walls and permeable plantings to provide a filtered screen and physical separation. As such, staff recommends that the Exception be granted provided that upon submittal of a Final Planned Development Overlay application, a landscape plan be submitted showing a buffer between the parking lot and the right-of-way in compliance with Chapter 17.66.060 of the Rapid City Municipal Code.</p> |
| <p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p> | <p>The property is zoned Urban Commercial District which allows for a mixed-use structure with an underground parking garage identified as a conditional use.</p> |
| <p>5. Any adverse impacts will be</p> | <p>The Initial Planned Development Overlay does not require</p> |

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| <p>reasonably mitigated:</p> | <p>that a landscape plan be provided or structural elevations. The applicant should be aware that upon submittal of a Final Planned Development Overlay application a landscape plan and elevations must be submitted demonstrating compliance with the development standards identified in Chapter 17.66 of the Rapid City Municipal Code. In addition, a site plan and written description of pedestrian elements in compliance with Chapter 17.66 of the Rapid City Municipal Code must be submitted for review.</p> <p>Chapter 17.66.060E of the Rapid City Municipal Code identifies that dumpsters cannot be located in a front yard and must be screened by a 6-foot opaque fence not to include chain link. Upon submittal of a Final Planned Development Overlay application, a site plan must be submitted showing the location, screening, and access a dumpster in compliance with Chapter 17.66 of the Rapid City Municipal Code.</p> <p>Public Works staff has indicated that due to ground water in the downtown area and to ensure that the proposed underground parking is feasible, a geotechnical report must be submitted with the Final Planned Development Overlay application.</p> <p>The proposed development requires that a Traffic Impact Study be submitted. As such, upon submittal of a Final Planned Development Overlay application, a Traffic Impact Study must be submitted for review and approval or an Exception must be obtained to waive the requirement.</p> <p>Public Works staff has also indicated that the plans must be revised to demonstrate that a minimum 10-foot separation between structures and underground or overhead utilities be provided.</p> <p>The applicant should be aware that public utility services and access approaches must be designed in compliance with the Infrastructure Design Criteria Manual. Approach locations that will not be utilized must be replaced with curb and gutter and extra services must be abandoned at the main.</p> |
| <p>6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:</p> | <p>The Urban Commercial District is a newer zoning district. The intent of the district is to create a pedestrian friendly environment that encourages a “live-work-play” setting. As such, upon submittal of a Final Planned Development Overlay application, the applicant must demonstrate that the requested Exceptions will provide a buffer to the parking lot and a pedestrian oriented frontage on 1st Street to ensure that the intent of the district is met. The buffer on 2nd Street should consist of a combination of opaque fencing and landscaping. The street frontage on 1st Street should include pedestrian amenities as identified in Chapter 17.66.060 of the Rapid City Municipal Code. For these reasons, staff is recommending approval of the Exceptions contingent upon the submittal of plans that demonstrate compliance with the development standards of Chapter</p> |

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**

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| BPG-1.1A | Compact Growth: The proposed mixed-use development supports the Comprehensive Plan goal of redevelopment within the established City limits. |
| BPG-1.2A | Priority Infill Areas: The proposed development is located east of the established downtown and supports the mixed-use development intended by the Urban Commercial District adjacent to a Regional Activity Center. |
| BPG-1.2B | Priority Activity Centers for Reinvestment: The downtown is identified as a regional hub and supports infill and redevelopment. The proposed mixed-use structure supports the Comprehensive Plan goal of investing in the downtown corridor. |
| BPG-1.2C | Priority Revitalization Corridors: St. Joseph Street is identified as a Revitalization Corridor. The proposed infill development supports the Comprehensive Plan goal of targeted redevelopment. |

**A Vibrant, Livable Community**

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| LC-3.1C | Compatible Infill and Redevelopment: The proposed development supports the Comprehensive Plan goal of investing in the revitalization of the downtown core. The Urban Commercial District land area regulations and development standards promote a pedestrian friendly design. |
| LC-4.1E | Effective Parking Strategy: The Urban Commercial District reduces the parking requirement and utilizes on-street parking towards total parking counts. The applicant is proposing to construct underground and surface parking in addition to utilizing on-street parking to exceed the minimum required parking. |
| LC-4.2B | Targeted Infill and Redevelopment: The proposed development supports the Comprehensive Plan goal of encouraging infill development in the downtown core to utilize existing infrastructure and enhance activity levels. |
| LC-5.1A | Varied Activity Centers: The proposed development will be a mixed-use development with 28,953 square feet of commercial space and 99 apartment units. |



**A Safe, Healthy, Inclusive, and Skilled Community**

N/A

**Efficient Transportation and Infrastructure Systems**

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| T1-2.1A | Major Street Plan Integration: St. Joseph Street is identified as a Principal Arterial Street on the City's Major Street Plan. Access to parking is proposed from 1 st Street and 2 nd Street, the lower order streets. The applicant should be aware that unused approaches must be removed and curb and gutter installed. |
| TI-2.1F | Transportation Standards and Plans: The applicant should be aware that the proposed mixed-use development will exceed the trip generation to require a Traffic Impact Study. As such, upon submittal of a Final Planned Development Overlay application, a Traffic Impact Study must be submitted for review and approval or an Exception to waive the requirement must be obtained. |

**Economic Stability and Growth**

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| EC-1.2A | Housing Stock: The proposed mixed-use development will enhance the available housing stock in the downtown area which is a major employment center. |
| EC-3.2D | Residential Development in Existing Infrastructure Service Areas: The proposed development is located adjacent to the downtown core and supports the Comprehensive Plan goal of encouraging redevelopment and investment adjacent to a Regional Activity Center. |
|  | Outstanding Recreational and Cultural Opportunities |
| | N/A |
|  | Responsive, Accessible, and Effective Governance |
| GOV-2.1A | Public Input Opportunities: The proposed Initial 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 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 | |
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| Future Land Use Plan Designation(s): | Downtown – Revitalization Corridor |
| Design Standards: | |
| GDP-MU4 | Pedestrian Access and Orientation: The Urban Commercial District was adopted to encourage a “live-work-play” setting that is pedestrian friendly. The district promotes buildings close to the street, de-emphasizing parking, and pedestrian orientation and design. The stipulations of approval require that the applicant provide a buffer from the proposed off-street parking and pedestrian-oriented design for the setback on 1 st Street. The details for these elements must be submitted with a Final Planned Development Overlay application. |

| Comprehensive Plan Conformance – Neighborhood Area Policies Chapter | |
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| Neighborhood: | Downtown / Skyline Drive Neighborhood Area |
| Neighborhood Goal/Policy: | |
| DSD-NA1.1C | Mixed-Use Development: The Comprehensive Plan encourages infill and redevelopment along primary corridors surrounding the central business district. The proposed development supports infill redevelopment in a Revitalization Corridor which supports mixed-use development and pedestrian amenities to encourage a “live-work-play” setting. |

| Findings | |
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| <p>Staff has reviewed the Initial Planned Development Overlay to allow a mixed-use structure in the Urban Commercial District pursuant to Chapter 17.66 and 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 Planned Development Overlay application to allow a mixed-use development in the Urban Commercial District. The proposed development supports the Comprehensive Plan goals of infill redevelopment in a Revitalization Corridor located adjacent to the central business district. The proposed development supports a mix of housing and encourages investment in the downtown core. The applicant is requesting three Exceptions: an Exception to waive the requirement to provide a graduated setback for the fourth story, an Exception to allow a 23.3 foot setback in lieu of the maximum setback of 10 feet from 1st Street, and an Exception to allow 55% of the 2nd Street frontage to consist of parking lot in lieu of the maximum allowed 25%. Staff is recommending approval of the Exceptions contingent upon submittal of plans demonstrating compliance with the intent of the Urban</p> | |

Commercial District to create a pedestrian oriented street frontage.

| Planning Commission Recommendation and Stipulations of Approval | |
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| Staff recommends that the Initial Planned Development Overlay to allow a mixed-use structure in the Urban Commercial District be approved with the following stipulations: | |
| 1. | An Exception is hereby granted to waive the requirement to provide a graduated setback for the fourth story of the proposed structure on 2 nd Street; |
| 2. | An Exception is hereby granted to allow 55% of the 2 nd Street frontage to consist of a parking lot in lieu of the maximum allowed 25% contingent upon a landscape plan being submitted showing a buffer in compliance with Chapter 17.66.060 of the Rapid City Municipal Code, upon submittal of a Final Planned Development Overlay application; |
| 3. | An Exception is hereby granted to allow a setback of 23.3 feet from 1 st Street in lieu of the maximum allowed 10 feet contingent upon a site plan being submitted identifying how the 23.3 feet will be utilized to promote pedestrian orientation and activities in compliance with Chapter 17.66 of the Rapid City Municipal Code, upon submittal of a Final Planned Development Overlay application; |
| 4. | Upon submittal of a Final Planned Development Overlay application, elevations of the proposed structure shall be submitted for all three street frontages in compliance with Chapter 17.66 of the Rapid City Municipal Code; |
| 5. | Upon submittal of a Final Planned Development Overlay application, a landscape plan shall be submitted in compliance with Chapter 17.66 of the Rapid City Municipal Code; |
| 6. | Upon submittal of a Final Planned Development Overlay application, the site plan shall be revised to show the location, access to, and screening of the dumpster in compliance with Chapter 17.66 of the Rapid City Municipal Code; |
| 7. | Upon submittal of a Final Planned Development Overlay application, a site plan with a written description shall be submitted identifying the pedestrian elements in compliance with Chapter 17.66 of the Rapid City Municipal Code; |
| 8. | Upon submittal of a Final Planned Development Overlay application, the site plan shall be revised to provide a minimum separation of 10 feet between the proposed structure and any underground or overhead utilities; |
| 9. | Upon submittal of a Final Planned Development Overlay application, a geotechnical investigation report shall be submitted for review and approval; |
| 10. | Upon submittal of a Final Planned Development Overlay application, a Traffic Impact Study shall be submitted for review and approval or an Exception shall be obtained to waive the requirement; |
| 11. | Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval; |
| 12. | Prior to issuance of a Building Permit, a Final Planned Development Overlay application shall be submitted for review and approval; and, |
| 13. | This Initial Planned Development Overlay shall allow a mixed-use building with underground parking. Prior to issuance of a Building Permit, a Final Planned Development Overlay shall be submitted for review and approval. Any conditional use shall require the review and approval of a Final Planned Development Overlay. |

Rapid City Department of Community Development

Development Review Advisories

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| <i>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.</i> | |
| | Applicant Request(s) |
| Case #20PD011 | Initial Planned Development Overlay to allow a mixed-use structure in the Urban Commercial District |
| Companion Case(s) # | N/A |
| 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. | ADA accessibility shall be provided throughout the structure and site as necessary; |
| 5. | All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development or a subsequent Final Planned Development Overlay; |
| 6. | 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, |
| 7. | All applicable provisions of the adopted International Fire Code shall continually be met. |