



Rapid City Planning Commission

Final Planned Development Project Report

May 6, 2021

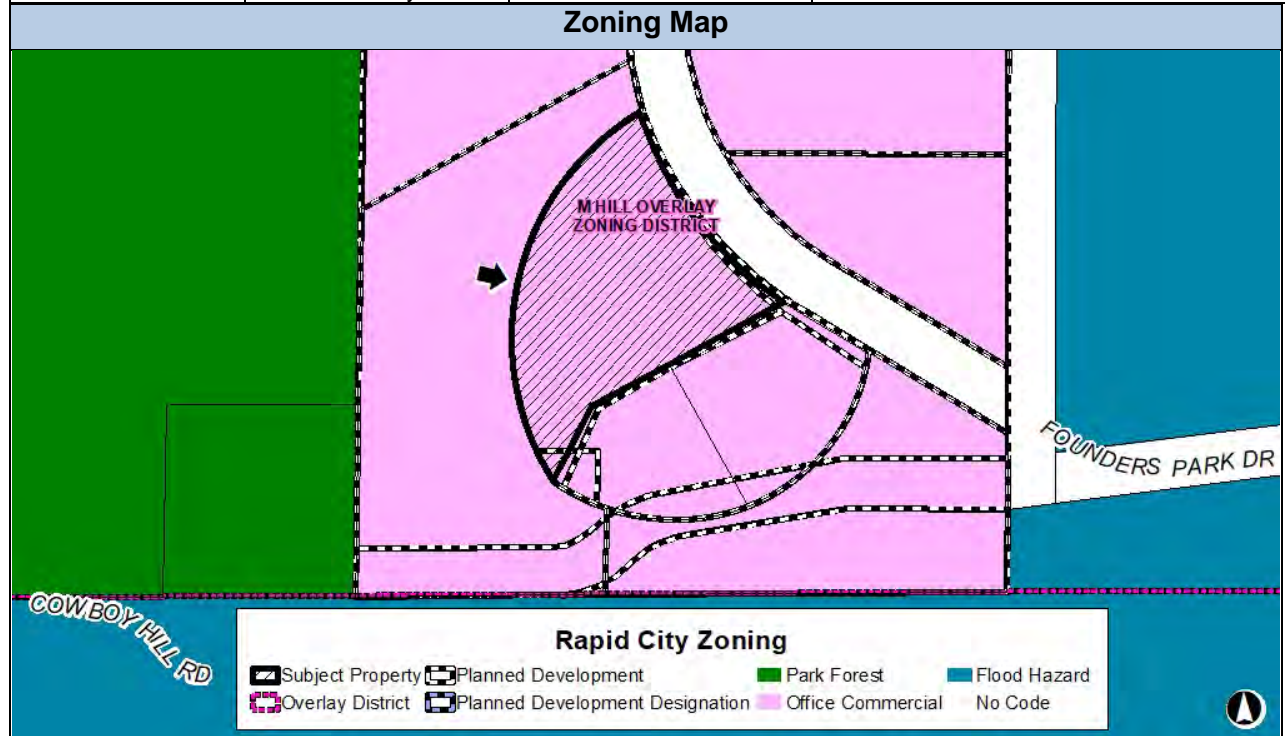
Item #2
Applicant Request(s)
Case # 21PD009– Final Planned Development Overlay to construct an office building
Companion Case(s) – N/A

Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below.

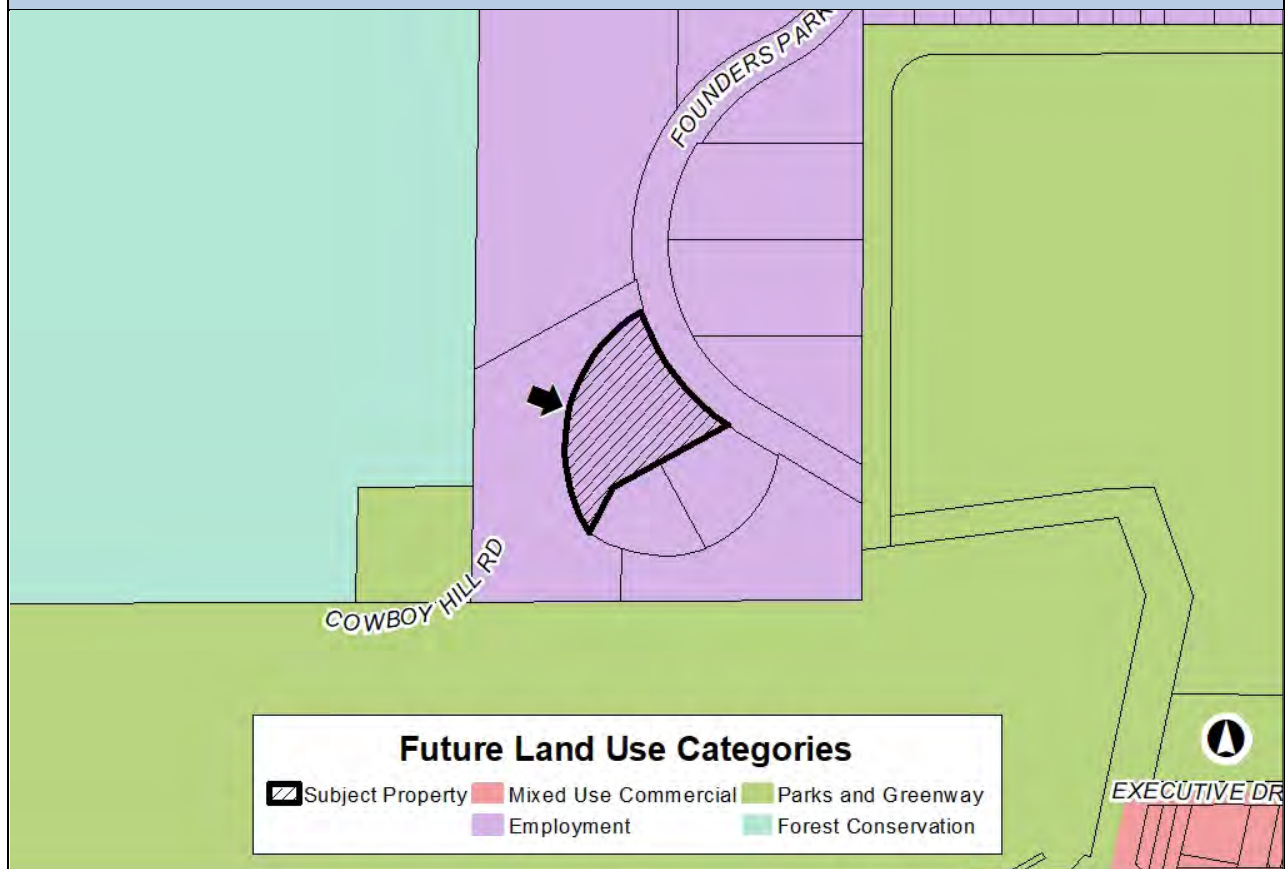
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow the construction of an office building at 235 Founders Park Drive. In particular, the applicant is proposing to construct an office building with a building footprint of 12,697 square feet on the presently undeveloped Lot 4 of Founders Park Subdivision. The applicant is not requesting any additional Exceptions from the requirements of the Office Commercial District.</p> <p>The proposed office building will be two stories tall and include office space for Dakota Regional Periodontics, West Plains Engineering, and Fibonacci Dental Studio, along with additional leasable office space for further tenants.</p>	
Applicant Information	Development Review Team Contacts
Applicant: FPDP Enterprises, LLC	Planner: Marty Gillies
Property Owner: FPDP Enterprises, LLC	Engineer: Roger Olsen
Architect: Stanley Design Group	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	235 Founders Park Drive
Neighborhood	North Rapid Neighborhood Area
Subdivision	Founders Park Subdivision
Land Area	1.17 acres / 50,965 square feet
Existing Buildings	Void of structural development – Paved parking located on the property
Topography	Relatively flat
Access	Founders Park Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year floodplain

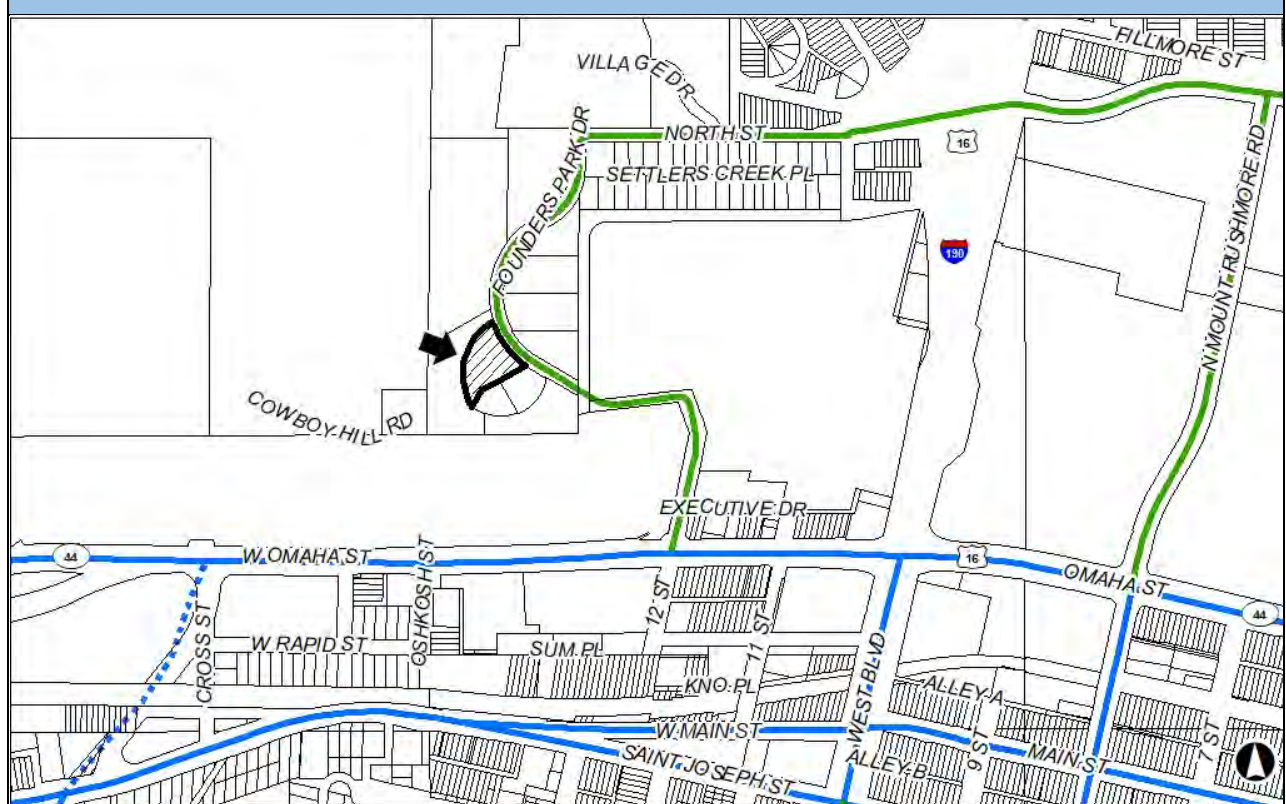
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PD – M-Hill Overlay	EC	Void of structural development
Adjacent North	OC-PD – M-Hill Overlay	EC	Void of structural development
Adjacent South	OC-PD – M-Hill Overlay	EC	Office building
Adjacent East	OC-PD – M-Hill Overlay	EC	Office building
Adjacent West	OC-PD – M-Hill Overlay	EC	Parking area



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan





- Subject Property (hatched pattern)
- Collector (green line)
- Principal arterial (blue line)
- Proposed principal arterial (dashed blue line)




Relevant Case History			
Case/File#	Date	Request	Action
10PD001	02/04/2010	Major Amendment to a Planned Development	Approved with stipulations
10PD001C	11/24/2015	Minimal Amendment to a Planned Development to reduce the minimum required front yard setback from 25 feet to 20.5 feet	Approved
16PD006	02/12/2016	Initial Planned Development Overlay to allow an office building on Lot 4	Approved with stipulations
Relevant Zoning District Regulations			
Office Commercial District		Required	Proposed
Lot Area		N/A	50,965 square feet
Lot Frontage		N/A	Approximately 400 feet
Maximum Building Heights		3 stories or 35 feet	Two stories, less than 35 feet
Maximum Density		35%	16.6%
Minimum Building Setback:			
• Front		25 feet	Exception previously granted to reduce the front yard setback from 25 feet to 21.4 feet
• Rear		25 feet	Exception previously granted to reduce the rear yard setback from 25 feet to 10 feet
• Side		8 feet or 12 feet	12 feet
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		29,900	62,000
• # of landscape islands		One per 50 parking spaces	Existing parking / One island
Minimum Parking Requirements:			
• # of parking spaces		127	219
• # of ADA spaces		6	8
Signage		Two square feet for every linear square foot of frontage	Monument sign and signage on building identified
Fencing		N/A	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 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 approximately 50,965 square feet and is zoned Office Commercial District with a Planned Development. The property is located in the M Hill Overlay District. The M Hill Overlay District does not require any additional design considerations for office development. The applicant is proposing to construct a two-story office building approximately 12,697 square feet in size. The subject property is located north of the Founders Park greenway and is also located in the federally designated 100-year floodplain. A Floodplain Development Permit must be obtained for the proposed development. The applicant is not requesting any additional Exceptions.
2. The application of these regulations to this particular piece	The applicant is proposing to construct an office building and is not requesting any additional Exceptions from the

of property would create a practical difficulty or undue hardship:	underlying zoning district. On November 24, 2015, a Minimal Amendment to a Planned Development was approved to reduce the minimum required front yard setback for any proposed structures from 25 feet to 20.5 feet on the subject property, provided that sufficient right-of-way was dedicated.
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 is not requesting any additional Exceptions from the requirements of the underlying zoning district.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The property is zoned Office Commercial District with a Planned Development Designation, and is located within the M Hill Overlay District. An office building is a permitted use in the Office Commercial District. The M Hill Overlay District does not require any additional design considerations for office development.
5. Any adverse impacts will be reasonably mitigated:	The property is located in the federally designated 100-year floodplain, requiring a Floodplain Development Permit for the proposed office building. The applicant should be aware that stormwater quality treatment must be provided. Upon submittal of a Building Permit, the applicant must address red-lined comments.
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:	As noted above, no additional Exceptions are being requested. A Minimal Amendment to a Planned Development was approved on November 24, 2015 to reduce the minimum required front yard setback for any proposed structures from 25 feet to 20.5 feet on the subject property. In addition, on February 4, 2010, a Major Amendment to a Planned Development was approved which reduced the minimum required rear yard setback from 25 feet to 10 feet.

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-1.2A	Priority Infill Areas: The proposed office building is located adjacent to the downtown core in an area with existing public infrastructure and streets.
	A Vibrant, Livable Community
LC-3.1C	Compatible Infill and Redevelopment: The proposed office building is located in an area with existing infrastructure including parking.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: Founders Park Drive is identified as a Collector

	Street on the City's Major Street Plan. As such, this street is built to accommodate any additional traffic generated by this office development.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed office building expands the development of an existing employment center.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed 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 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):	Employment Center
Design Standards:	
N/A	Office buildings compatible with existing development are promoted in this district. The proposed office building is part of a phased office complex development. The applicant has indicated that the proposed office building will be two stories in height and will have similar architecture to adjacent structures.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1E	Parks and Greenways: The subject property is located north of the Founders Park greenway and is also located in the federally designated 100-year floodplain. As such, a Floodplain Development Permit must be obtained for the proposed development.

Findings
Staff has reviewed the Final Planned Development Overlay to allow an office building 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 proposed office building is located in an area designated for Employment and is part of a phased office development. The proposed office building is located adjacent to the downtown core in an area with existing public infrastructure and streets. As such, the proposed development is in compliance with the Comprehensive Plan.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to construct an office building be approved with the following stipulations:	
1.	Hereby acknowledge the previously granted Exception to reduce the minimum required front yard setback from 25 feet to 21.4 feet;
2.	Hereby acknowledge the previously granted Exception to reduce the minimum required rear yard setback from 25 feet to 10 feet;
3.	Upon submittal of a Building Permit, red-lined comments shall be addressed;
4.	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 Final

	Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
5.	The Final Planned Development Overlay shall allow for a two-story office building. All uses permitted in the Office Commercial District shall be permitted, contingent upon the approval of a Building Permit. Any change in use that is a Conditional Use in the Office Commercial District shall require the review and approval of a Major Amendment to the Planned Development.



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)	
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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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3.	A Floodplain Development Permit shall be obtained;
4.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
5.	All requirements of the currently adopted Building Code shall be met;
6.	ADA accessibility shall be provided throughout the structure and site as necessary;
7.	All construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
8.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development or a subsequent Major Amendment;
9.	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,
10.	All applicable provisions of the adopted International Fire Code shall continually be met.