



Rapid City Planning Commission

Planned Development Project Report

May 27, 2021

Item #4
Applicant Request(s)
Case #21PD019 - Final Planned Development Overlay to allow an industrial building
Companion Case(s) # N/A

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

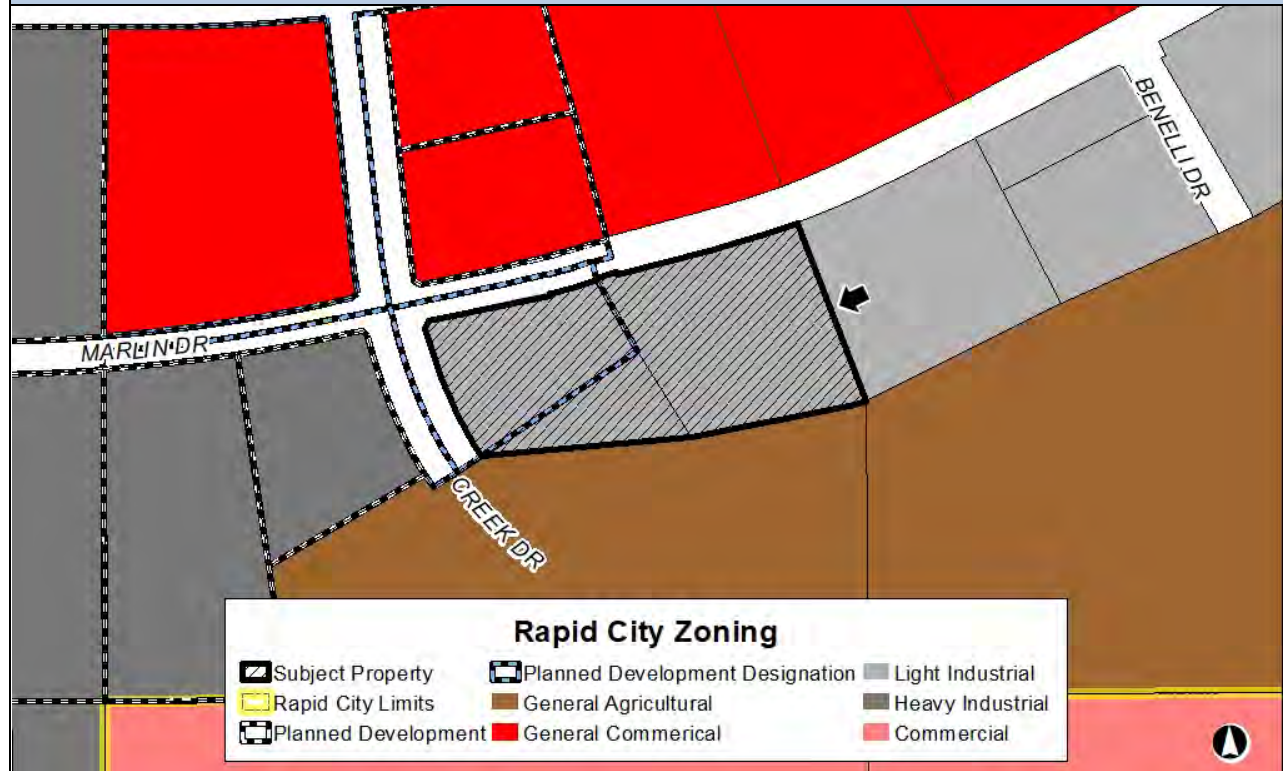
Project Summary Brief
The applicant has submitted a Final Planned Development Overlay to construct a proposed industrial building for "Midland Scientific". The proposed structure will be 30,300 square feet in size and the applicant is proposing to construct and distribute medical testing devices within the structure. No Exceptions are being requested as a part of the Final Planned Development Overlay. Currently, the subject property is void of any structural development.

Development Review Team Contacts	
Applicant: Midland Scientific Properties SD LLC	Planner: Fletcher Lacock
Property Owner: Midland Scientific Properties SD LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2215 Marlin Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Marlin Industrial Park
Land Area	4.7 acres, approximately
Existing Buildings	N/A
Topography	Level
Access	Marlin Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI and LI/PDD	EC	Void of structural development
Adjacent North	GC-PD	EC	Commercial Building
Adjacent South	GA	EC	Void of structural development
Adjacent East	LI	EC	Void of structural development
Adjacent West	HI-PD	HI	Industrial building

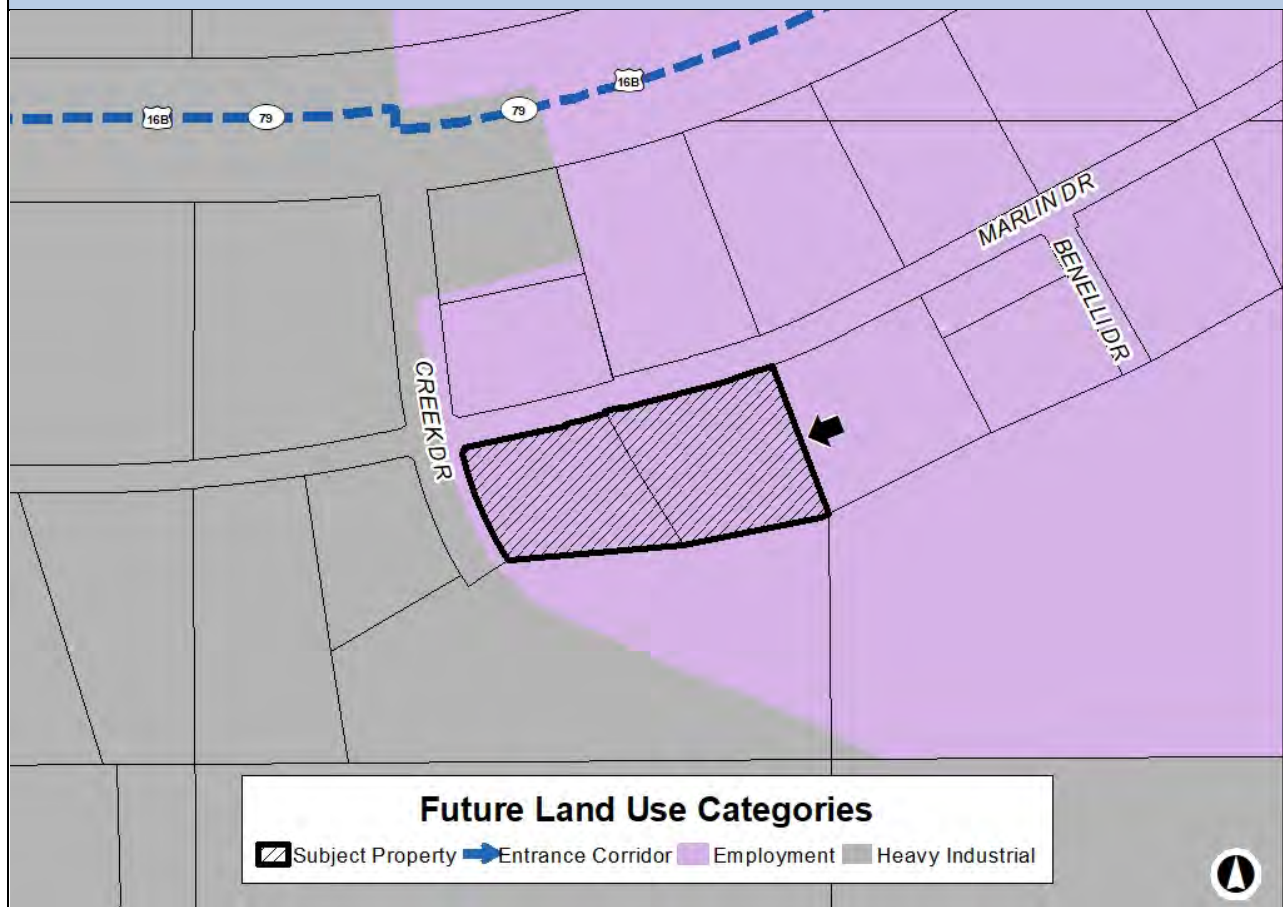
Zoning Map



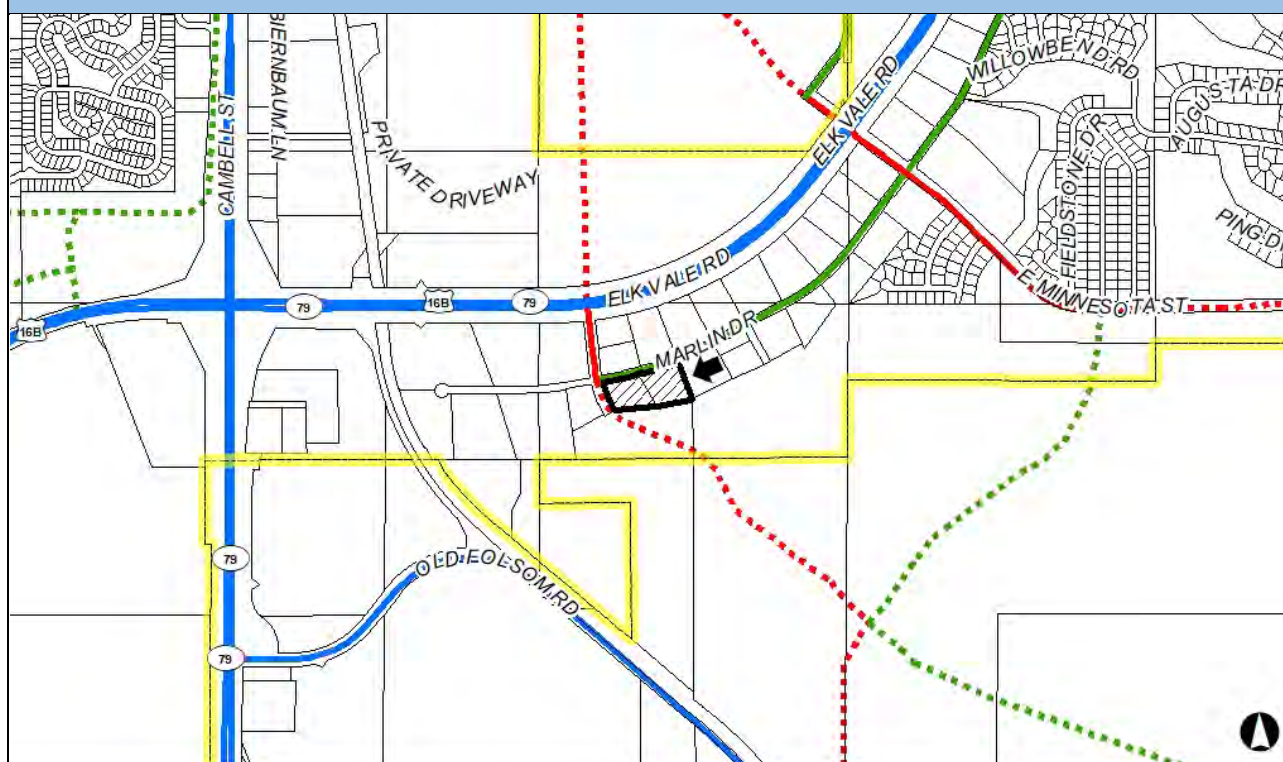
Existing Land Uses



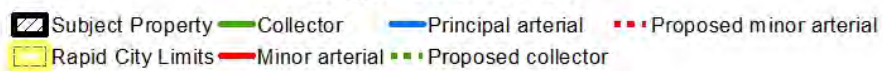
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
21PL012	03/21/2021	Final Plat for Lot 17R	Staff approved
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	20,000 square feet	4.7 acres, approximately 204,732 sq ft	
Lot Frontage	N/A	N/A	
Maximum Building Heights	4 stories, 45 ft.	1 story, 27 ft	
Maximum Density	75%	30%	
Minimum Building Setback:			
• Front	25 feet	85 feet	
• Rear	25 feet	140 feet	
• Side	25 feet	120 feet	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	174,436	182,180	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	23	25	
• # of ADA spaces	1 van accessible	2 ADA, 1 van accessible	
Signage	Per RCMC	As per RCMC	
Fencing	Per RCMC	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 in a request for a Planned Development:	
	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size shape, or topography;	There are no special conditions on the property due to the size, shape, or topography. A portion of the subject property is located within a Planned Development Designation which requires the review and approval of a Final Planned Development Overlay.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The manufacture and distribution of medical testing devices is a permitted use in the Light Industrial District.
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;	No Exceptions have been requested as a part of this Final Planned Development Overlay.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	This Final Planned Development Overlay has been submitted due to there being a Planned Development Designation over a portion of the property. This Planned Development application encompasses the entire property.
5. Any adverse impacts will be reasonably mitigated;	The site plan shows a 24-foot wide parking aisle and 20-foot long parking stalls. As such, upon submittal of a Building Permit, the parking plan must be revised to show a minimum 26-foot wide parking aisle and 18-foot long parking stalls.

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.	The applicant is not requesting any Exceptions as a part of this Final Planned Development Overlay.
--	---

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-3.1A	Balanced Uses: The subject property is located in a corridor of industrial and commercial property along Elk Vale Road. Development in the area promotes a mix of uses.
 A Vibrant, Livable Community	
LC-5.1B	Diverse Mix of Uses: The proposed medical testing device manufacture and distribution center supports the goal of promoting a diverse mix of uses around the Elk Vale Road and Marlin Drive Employment and Industrial area.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Marlin Drive is identified as a Collector Street. Creek Drive is identified as a Minor Arterial Street. Access is proposed from Marlin Drive, the lower order street. Marlin drive is constructed to accommodate traffic from the proposed use.
 Economic Stability and Growth	
EC-1.3A	Local Business Support: The Final Planned Development Overlay supports the goal of promoting the creation of local businesses.
 Outstanding Recreational and Cultural Opportunities	
N/A	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 Final Planned Development Overlay application 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	Employment Center

Designation(s):	
Design Standards:	
GDP-EA1	Loading and Storage: The Comprehensive Plan promotes relegating loading areas away from the street frontage. The proposed development complies with the design recommendation.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1D	Mixed-Use Development: The proposed medical testing supply facility complies with the neighborhood goal of encouraging mixed-use development in the Southeast Connector Neighborhood Area.

Findings
Staff has reviewed the Final Planned Development to construct an industrial building pursuant to Chapter 17.22 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed facility complies with the land area regulations and promotes a mix of uses in the Marlin Drive employment center.

Staff recommends that the requested Final Planned Development be approved with the following stipulations:	
1.	Upon submittal of a Building Permit, the site plan shall be revised to show a 26-foot wide parking aisle and 18-foot long parking stalls;
2.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) message centers are being approved as a part of this Final Planned Development Overlay. The inclusion or addition of any LED message centers shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign; and,
3.	This Final Planned Development Overlay shall allow for an industrial building for medical testing device manufacture and distribution. All uses permitted in the Light Industrial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require 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)	
Case #20PD019	Major Amendment to a Planned Development Overlay to expand an existing one-sale liquor use in conjunction with a micro-brewery
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. Certificate of Occupancy prior to initiation of use;
2.	All requirements of the currently adopted Building Code shall be met;
3.	All requirements of the International Fire Code shall be met;
4.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
5.	ADA accessibility shall be maintained as necessary;
6.	All parking shall be continually maintained in compliance with the requirements of the Rapid City Parking Ordinance;
7.	All landscaping shall be continually maintained in compliance with the requirements of the Rapid City Landscaping Ordinance;
8.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.