



Rapid City Planning Commission Planned Development Project Report

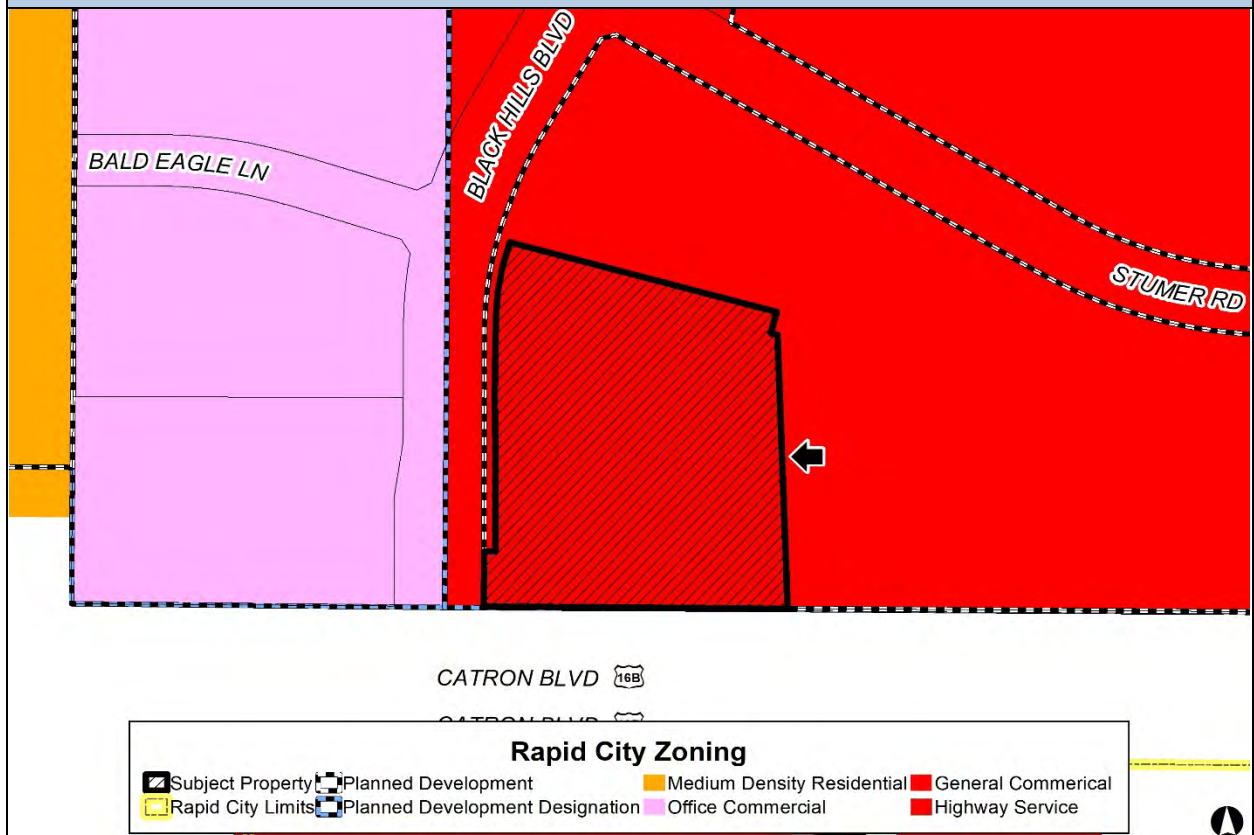
April 21, 2022

Item #6	
Applicant Request(s)	
Case #22PD020 – Final Planned Development Overlay to allow a liquor store	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Final Planned Development Overlay with the stipulations noted at the end of the report.	
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay application to allow a liquor store on a 1.776 acre portion of property zoned General Commercial District with a Planned Development Designation. The proposed 16,745 square foot off-sale liquor store will be known as Mr. Liquor. The proposed business does not include a drive-through. The subject property is located at the northeast corner of the Black Hills Boulevard and Catron Boulevard intersection. Existing structural development on the property consists of a joint identification sign located in the southwest corner of the property which advertises for the surrounding businesses in the Black Hills Center Complex. No Exceptions are being requested with this Final Planned Development Overlay.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Scull Construction Services, Inc.	Planner: Marlo Kapsa
Property Owner: TFH Stone Ridge Development, LLC.	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: FMG Engineering	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Directly northeast of the intersection of Black Hills Boulevard and Catron Boulevard
Neighborhood	South Robbinsdale Neighborhood Area
Subdivision	Black Hills Center
Land Area	1.776 acres
Existing Buildings	Joint identification sign for Black Hills Center Complex businesses
Topography	Gentle decrease in elevation from west to east
Access	Black Hills Boulevard
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power/Montana-Dakota Utilities
Floodplain	None designated

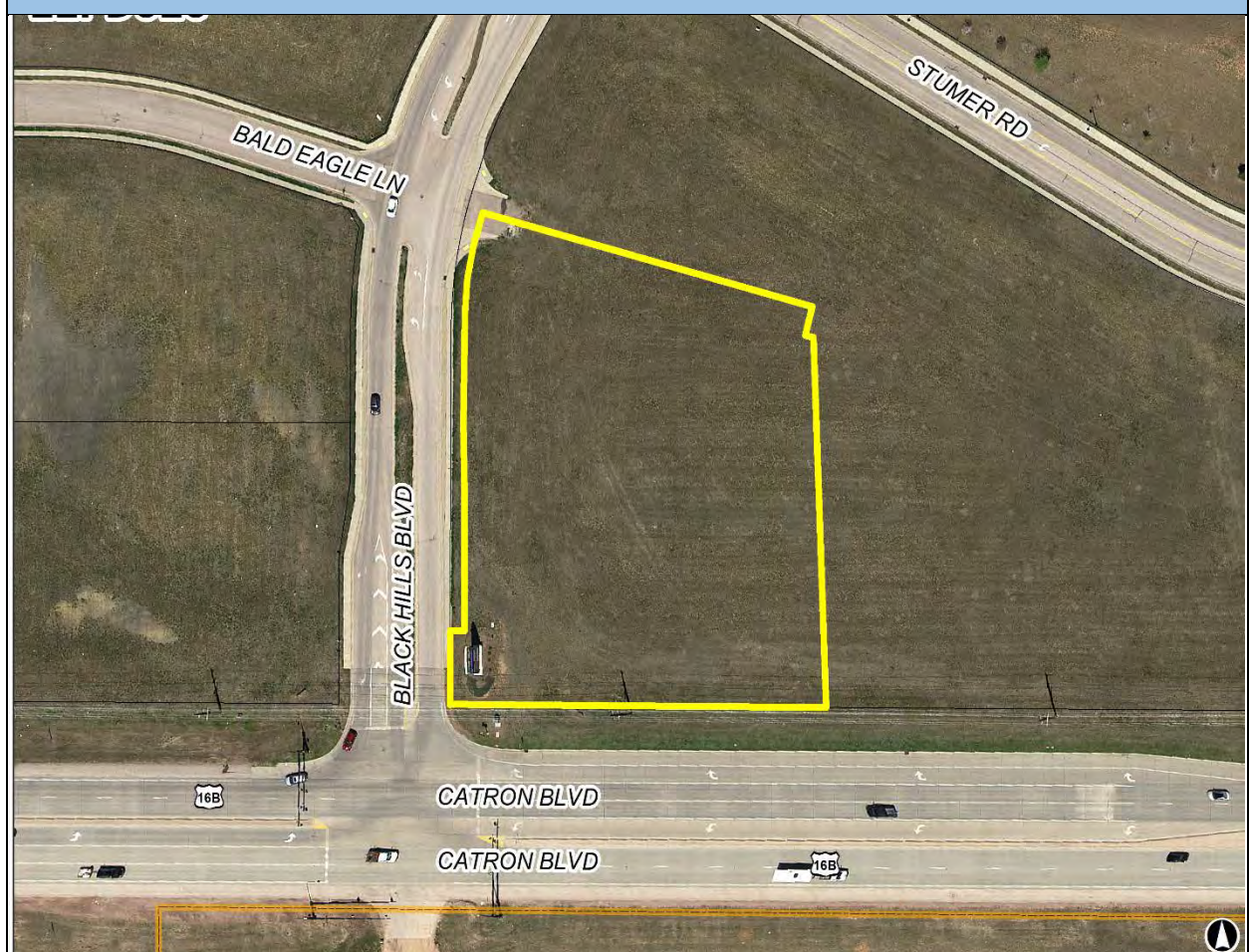
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC – PDD/PD	MUC	Void of structural development aside from existing sign structure
Adjacent North	GC – PDD/PD	MUC	Wal-Mart
Adjacent South	HS/GC – Penn Co	MUC	Void of structural development
Adjacent East	GC – PDD/PD	MUC	Void of structural development

Adjacent West	OC - PDD	EC	Multifamily housing and vacant land
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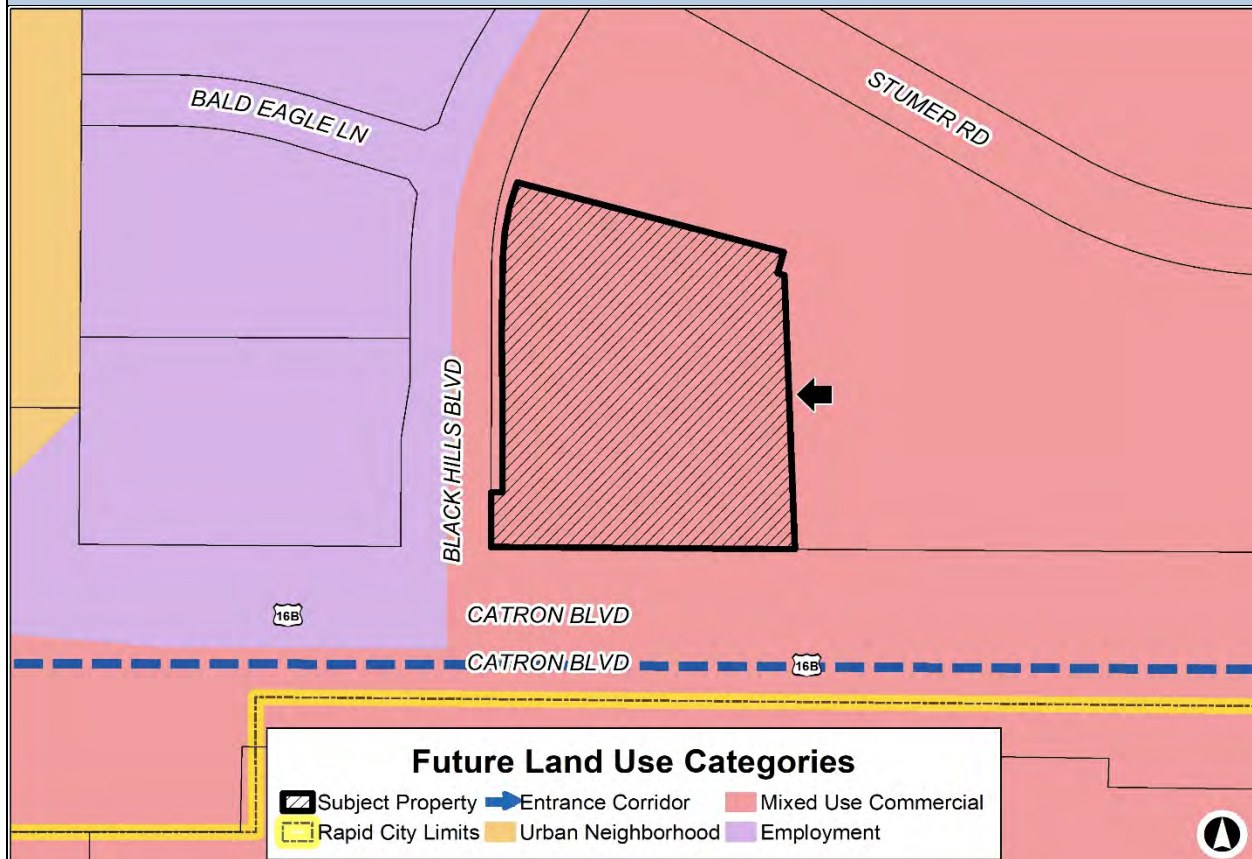
Zoning Map



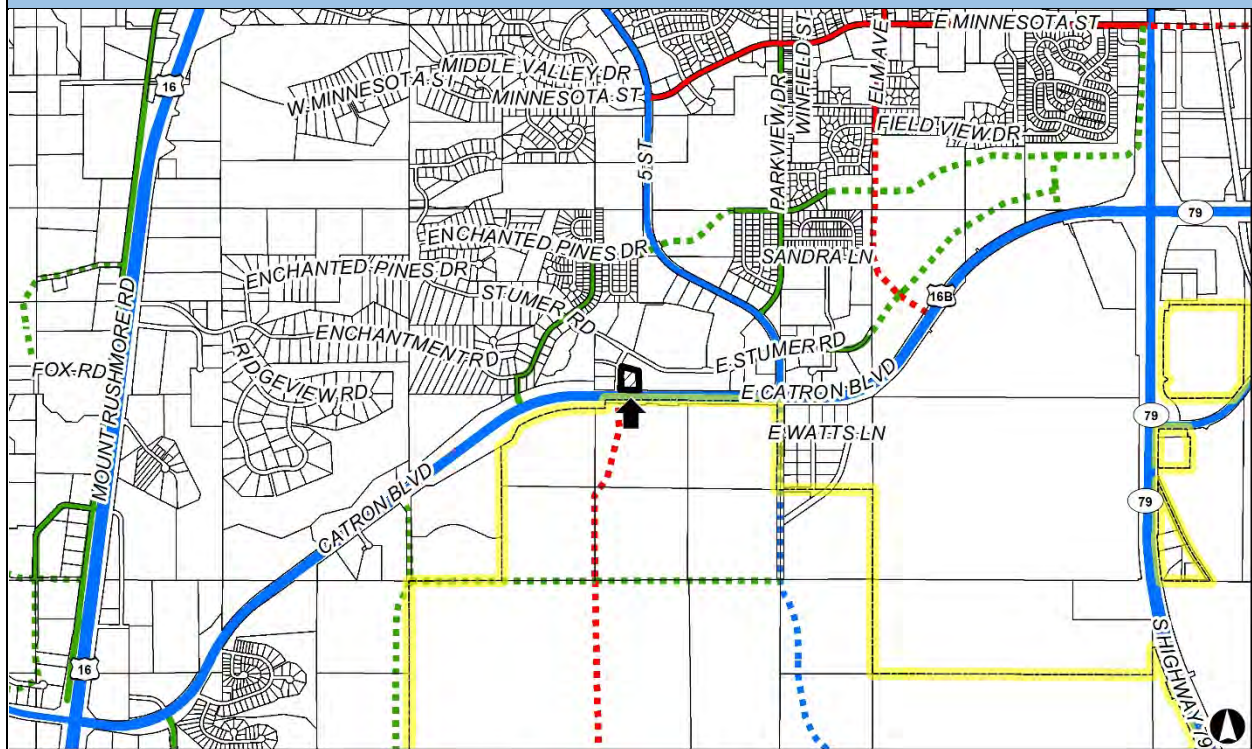
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
04PD061	12/02/2004	Planned Development Designation	PC approved
11PD006	02/24/2011	Final Planned Development Overlay	PC approved
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	1.776 acres (78,408 square feet)	
Lot Width	N/A	269 feet	
Maximum Building Heights	4 stories or 45 feet	26 feet	
Maximum Density	75%	21%	
Minimum Building Setback:			
• Front	25 feet	60.96 feet	
• Rear	0 feet	40 feet	
• Side	0 feet	135 feet	
• Street Side	25 feet	26.15 feet	
Minimum Landscape Requirements:			
• # of landscape points	60,711 points	62,300 points	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	68 spaces	73 spaces	
• # of ADA spaces	3 spaces	4 spaces	
Signage	720 square feet	338 square feet	
Fencing	Per RCMC Chapter 17.50.300	N/A	

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 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 1.776 acres of land zoned General Commercial District with an approved Planned Development Designation and Final Planned Development Overlay to allow a joint identification sign for Black Hills Center Complex. Currently, the property is void of any structural development aside from the approved sign structure located in the southwest corner.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant is proposing to construct a 16,745 square-foot building to be used as a liquor store which is a permitted use within the General Commercial District. There is a Planned Development Designation on the property requiring approval of a Final Planned Development Overlay prior to any development occurring.
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 are being requested with this Final Planned Development Overlay. A minimum of 60,711 landscaping points are required for the proposed project. The applicant's landscape plan identifies that 62,300 points are being provided. In addition, one landscape island is required and one is being provided. Since the property is located adjacent to Catron Boulevard, a principal arterial street on the City's Major Street Plan and an entrance corridor into our community, staff is recommending that a minimum of three trees be provided within the southern area of the property along Catron Boulevard.

	<p>A minimum of 68 parking spaces with two ADA spaces and one “Van” accessible space are required for the proposed development. The applicant’s parking plan identifies that 73 spaces are being provided with three ADA spaces and one “Van” accessible space.</p> <p>Maximum density for the underlying zoning district is 75%. With the proposed building, 21% density will be utilized.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The applicant is proposing to construct a 16,745 square-foot liquor store which is an allowed use within the General Commercial District. There is a Planned Development Designation on the property requiring approval of a Final Planned Development Overlay prior to development.
5. Any adverse impacts will be reasonably mitigated:	<p>The proposed development will bring a new business to Black Hills Commerce Center on a currently underutilized lot along an Entrance Corridor.</p> <p>The proposed project does require a traffic impact study. The submitted Traffic Impact Study did not indicate any necessary near-term build conditions but additional improvements are anticipated for the future year 2043 conditions. The proposed building setbacks take into account the additional Right-of-Way that will need to be dedicated in the future through platting.</p> <p>The submitted storm water drainage plans show storm water drainage flowing onto the property east of the project site. It is recommended by the Development Review Team that storm water be captured in the swale on the south side of the site with storm sewer or be diverted to the Catron Boulevard ditch.</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:	No Exceptions are being requested with 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-1.1A	Compact Growth – The proposed project supports the goal of compact growth by focusing infill development within the established city limits and limiting outward leapfrog development.
	A Vibrant, Livable Community
LC-2.1E	Neighborhood-Serving Uses – The proposed project incorporates mixed-use and service uses to meet the needs of surrounding neighborhood residents.

 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: The property is located along Catron Boulevard which is identified as a Principal Arterial Street in the City's Major Street Plan.
 Economic Stability and Growth	
EC- 3.1 C	Other Employment Areas – The proposed project encourages development in a Mixed-Use Commercial area as shown on the Future Land Use Plan.
 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 Final Planned Development Overlay 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-MU4	Pedestrian Access and Orientation - The proposed project places parking to the side of the proposed structure which is emphasized to ensure safety of the pedestrian realm within the Mixed-Use Design Principles.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale Neighborhood Area
Neighborhood Goal/Policy:	
SR-NA1.1B	Mixed-Use Development – The proposed project supports mixed-use development along East Catron Boulevard, an Entrance Corridor, adjacent to additional commercial uses and multi-family housing.

Findings	
Staff has reviewed the Final Planned Development Overlay to allow a liquor store 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 Development Review Team finds the proposed liquor store is an appropriate use within this area and complies with the underlying zoning and the City's Comprehensive Plan. The project will bring a new business to the Black Hills Center Complex which is a quickly developing area along Catron Boulevard, an Entrance Corridor. No Exceptions are being requested.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Final Planned Development Overlay with the following stipulations:	
1.	A minimum of 60,711 points of landscaping shall be provided. Upon submittal of a building permit a revised landscape plan shall be submitted for review and approval

	with a minimum of three large trees being provided along the southern portion of the property as it abuts Catron Boulevard. The type and location shall be in compliance with the City's Landscape Regulations and shall be maintained in a live vegetative fashion;
2.	A minimum of 68 parking spaces shall be provided. In addition, 3 spaces shall be ADA accessible with at least one of the three being "Van" accessible;
3.	Upon submittal of a building permit application, revised plans shall be submitted for review and approval showing a loading space which meets the requirements of Chapter 17.50.290 of the Rapid City Municipal Code;
4.	Upon submittal of a building permit, a temporary grading/construction easement for the work being done on the property to the north of the project site shall be submitted for review and approval; and,
5.	This Final Planned Development shall allow a 16,745 square foot liquor store. Any change in use that is a permitted use in the General Commercial District and complies with the Parking Ordinance shall require the review and approval of a building permit. Any change in use that is a conditional use within the General 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)	
Case #22PD020	Final Planned Development to allow a liquor store
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use;
2.	An air quality permit shall be obtained for disturbances of earth greater than one acre;
3.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A and shall comply with all adopted codes and ordinances;
4.	All requirements of the currently adopted Building Code shall be met;
5.	All requirements of the International Fire Code shall be met;
6.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
7.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
8.	ADA accessibility shall be maintained as necessary;
9.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Municipal Code;
10.	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; and,
11.	A sign permit is required to prior to installation of any signs.