



Rapid City Planning Commission

Planned Development Overlay Project Report

March 23, 2023

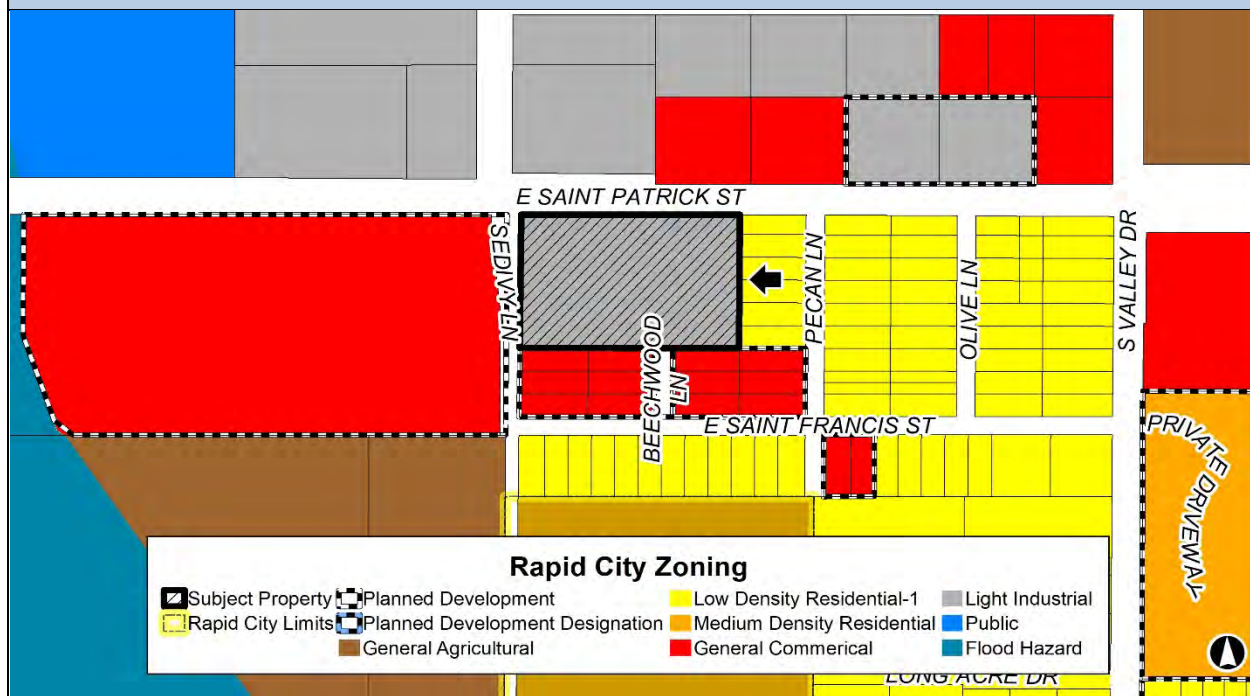
Item #11	
Applicant Request(s)	
Case #23PD011 – Major Amendment to a Planned Development Overlay to expand a contracting business	
Companion Case(s) - N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Major Amendment to a Planned Development Overlay be approved with the stipulations noted at the end of the project report.	
Project Summary Brief	
<p>On April 25, 2019, the Planning Commission approved a Major Amendment to a Planned Development to allow office use and storage for a roofing and siding business to be known as “Black Hills Exteriors”. The applicant indicated that the project will be completed in three phases as follows:</p> <p>Phase One (completed in 2019-2020):</p> <ul style="list-style-type: none"> • Remodeling the northerly portion of the existing structure into office and storage • Removing a portion of the existing building • Providing 22 paved parking spaces • Provide screening along the northern portion of the enclosed storage yard (screening exists along the southern portion of the storage yard) • Provide sidewalk along the western portion of E. Saint Patrick Street <p>Phase Two (completed 2020-2025):</p> <ul style="list-style-type: none"> • Reconstruction of the middle storage building • Installation of a 16-foot wide paved circulation aisle • Provide screening along the east and west portions of the storage area <p>Phase Three (completed 2025+)</p> <ul style="list-style-type: none"> • Future development in compliance with the Light Industrial District • Extend sidewalk along the balance of E. Saint Patrick Street <p>The applicant has submitted a Major Amendment to a Planned Development Overlay to expand a contracting business. The proposed use on site will not change. The applicant has deviated from the previously approved Major Amendment and Phasing, therefore a Major Amendment application is required. The applicant has proposed to demolish the existing 2,727 square-foot shop/warehouse building located in the west central area of the subject property and to build a new 29,798 square-foot structure on the eastern portion of the subject property. The new 29,798 square-foot structure will consist of office space on two floors totaling 7,950 square feet, a warehouse portion totaling 4,500 square feet, and a shop totaling 22,375 square feet with 6 sublet tenant spaces, with 600 square feet of signage on site. The applicant has also proposed a 105 space parking lot with landscaping and screening. The applicant requests an Exception to increase lot coverage from 75% to 80%.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Black Hills Exteriors	Planner: Alex Osborne
Property Owner: Highland Properties LLC	Engineer: Dan Kools
Architect: Arc International	Fire District: Chip Premus
Engineer:	School District: N/A
Surveyor:	Water/Sewer: Rapid Valley Sanitary District/Matt Schmahl
Other: N/A	DOT: Brandon Soulek
Subject Property Information	
Address/Location	2507 E. Saint Patrick Street
Neighborhood	Southeast Connector
Subdivision	Rapid Valley Subdivision
Land Area	3.14 acres
Existing Buildings	Industrial buildings
Topography	Relatively flat
Access	East Saint Patrick Street

Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric
Floodplain	Federally designated 500 year floodplain protected by levee

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI- PD	LI	Industrial building(s), storage
Adjacent North	LI	LI	Federal Express
Adjacent South	GC	MUC	Landscape company
Adjacent East	LDR	LDN	Single family homes
Adjacent West	GC	MUC	Church

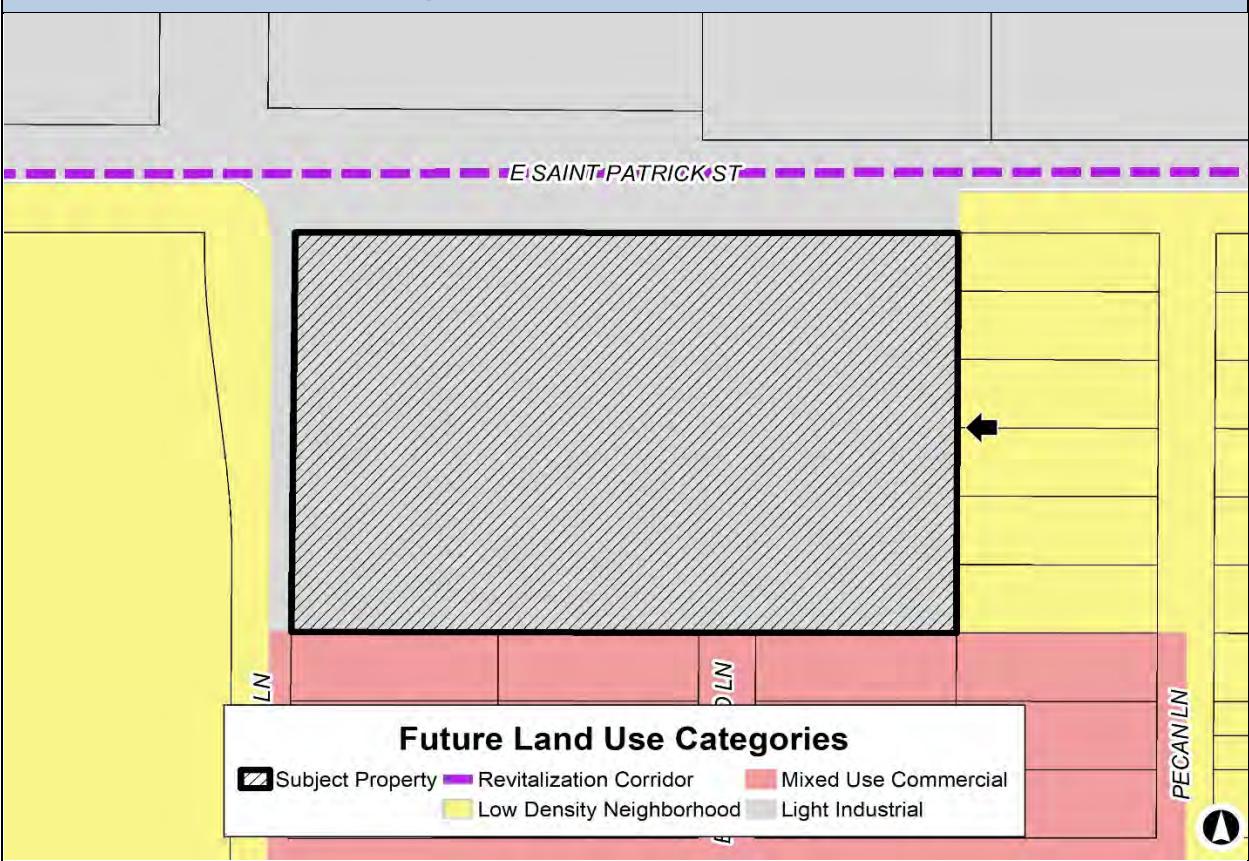
Zoning Map



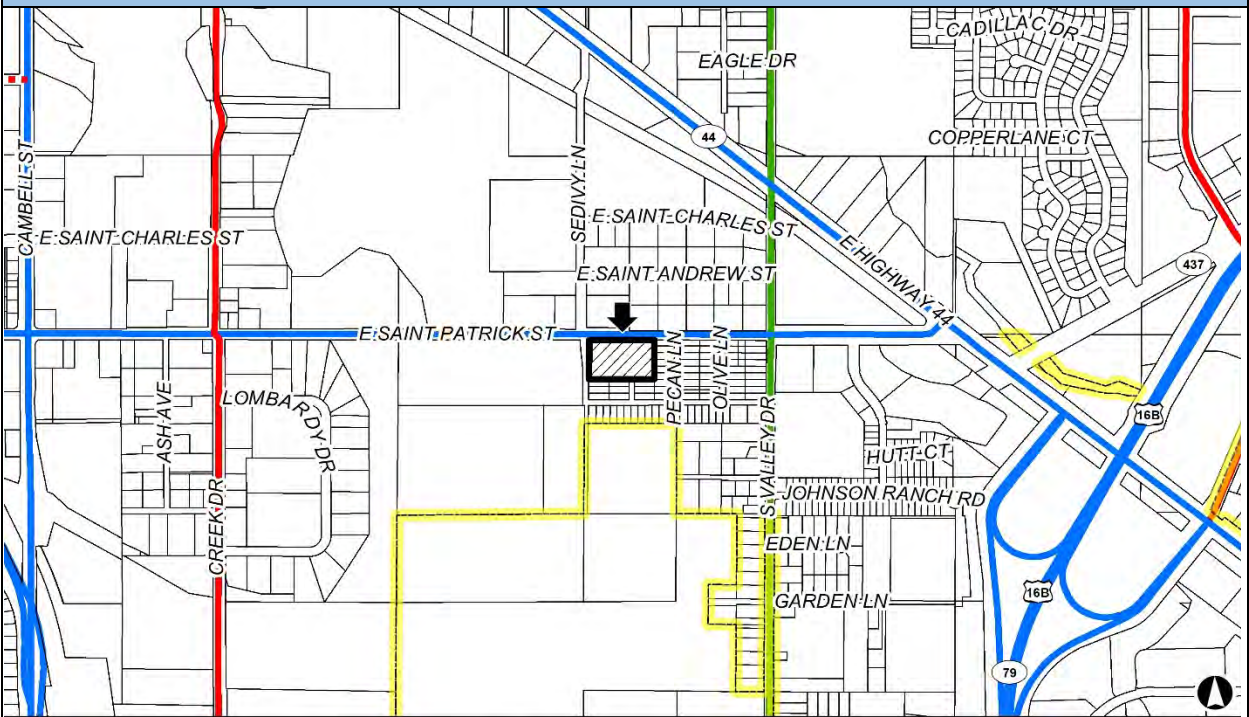
Existing Land Uses



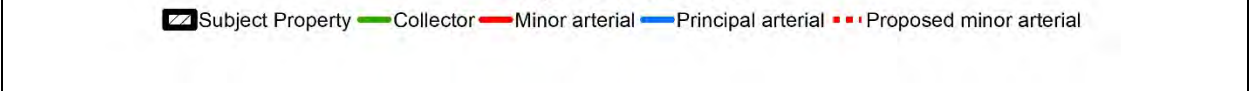
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan










Relevant Case History			
Case/File#	Date	Request	Action

19PD010	04/25/19	Planning Commission approved a Major Amendment to a Planned Development to allow office use and storage for a roofing and siding business to be known as "Black Hills Exteriors".	Planning Commission approved with stipulations
Relevant Zoning District Regulations			
Light Industrial District		Required	Proposed
Lot Area		20,000 square feet	Approximately 136,778 square feet
Lot Frontage / Lot Width		N/A	Approximately 470 feet
Maximum Building Heights		4 stories, 45 feet	One story
Maximum Density		75%	Zoning Exception request to allow 80% coverage in lieu of 75%
Minimum Building Setback:			
• Front		25 feet	56.3 feet (existing structure)/ 67 feet (proposed structure)
• Rear		25 feet	93 feet (proposed structure)/ 9.4 feet (shed-legal non-conforming)
• Side		25 feet	50 feet
• Street Side		25 feet	163 feet
Minimum Landscape Requirements:			
• # of landscape points		30,490 (per approval of City file #19PD010)	Lateral Zone
• # of landscape islands		2	3
Minimum Parking Requirements:			
• # of parking spaces		105	105
• # of ADA spaces		1	5
Signage		1,494 square feet allowed	600 sq. ft. of ground signage 425 sq. ft. of wall signage
Fencing		Pursuant to RCMC 17.50.340	<ul style="list-style-type: none"> Proposed 6' opaque wood/vinyl fence along the east property line Chain link fence along the south property line Chain link fence along the west property line along the material storage yard Security gates at 3 locations on site.

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 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 comprised of approximately 3.14 acres and is fairly level sloping to the southeast corner of the property. There are no conditions on the property which may limit development due to size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue	A Planned Development Overlay 19PD010 was previously approved for the subject property. Due to the proposed deviation from what was originally approved, a Major Amendment is required.

hardship:	
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 requesting 80% lot coverage where 75% is allowed per Rapid City Municipal Code Chapter 17.22.040.F. City staff finds the Exception request reasonable and to cause no undue hardship to the public good or impair the purposes and intent of these regulations. City staff recommends approval of Zoning Exception request.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	As previously noted, a roofing and siding business are permitted uses in the Light Industrial District. Requiring a Major Amendment to the Planned Development Overlay to change the previously approved Major Amendment and Phasing does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	<p><u>Parking</u>: The applicant is proposed 105 paved parking spaces as required. In addition, 5 of the spaces will be ADA “Van” accessible.</p> <p><u>Screening</u>: The existing outdoor storage area will continue to be screened. A six-foot opaque wood/vinyl fence will be provided along the east lot line, adjacent to the existing single family development. A chain link security fence will be provided along the south property line. Security gates will be provided at three locations on the site for dividing Black Hills Exteriors site usage from sublet tenant areas.</p> <p><u>Sidewalk</u>: Sidewalk infrastructure is existing along East Saint Patrick Street. Sidewalk infrastructure is not required to the west property line along Sedivy Lane.</p> <p><u>Landscaping</u>: The subject property meets Rapid City Municipal Code Chapter 17.50.300.E.2.b.2., which states, “A lateral zone of evenly spaced vegetation resulting in a 100% buffer (as measured at mature plant spread) shall be required along property lines within 75 feet of rights-of-way and residential zoning districts. All vegetation must be planted within 25 feet of the lot line or within 25 feet of easements adjoining to the lot line.” The applicant has provided sufficient landscaping to meet this section of code.</p> <p>Rapid City Municipal Code Chapter 17.50.300.E.1.c. states: “Planter Islands shall be provided at a ratio of 1 such area for every 50 parking spaces.” The applicant has proposed 105 parking spaces requiring two planter islands on site. Applicant has proposed three planter islands along the north property and East Saint Patrick Street entrance.</p> <p><u>Drainage</u>: The applicant is proposing underground drainage detention. As a part of a building permit submittal, a drainage report must be submitted for review and approval to ensure that developing the property as proposed does not negatively impact the adjacent properties.</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:	The applicant has proposed a Zoning Exception for 80% lot coverage where 75% is permitted. The proposed site design and Drainage Detention System is an innovative practice that reasonably achieves the objective of the existing standard sought to be modified. Staff finds the Zoning Exception request reasonable and causes no undue hardship to the public good or impair the purposes and intent of these regulations. Staff recommends approval of Zoning Exception on subject property.

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: Encourage compact growth and infill development within established City limits. Discourage outward leapfrog development and limit the extension of newly developed urban services beyond the City's Urban Services Boundary. The property is located in an area of the City currently served by existing utilities through Rapid Valley Sanitary. Redeveloping the property as proposed promotes infill development.
 A Vibrant, Livable Community	
LC-3.1C	Compatible Infill and Redevelopment: Support compatible infill development and targeted redevelopment in existing neighborhoods to take advantage of existing infrastructure and to encourage additional upkeep and reinvestment. The property is located in an existing Mixed-use area of the City with available public infrastructure and services.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.1	Pedestrian and Bicycle Networks: Enhance options for active transportation, such as pedestrian and bicycle travel. Current sidewalk along E. Saint Patrick Street provides a pedestrian walkway along this portion of the street.
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: East Saint Patrick Street is identified as a Principal Arterial Street on the City's Major Street Plan and is designed to accommodate industrial and commercial traffic.
 Economic Stability and Growth	
EC-3.1C	Other Employment Areas: The proposed Major Amendment to the Planned Development Overlay supports the growth of a local business.
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to the 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 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 / Revitalization Corridor
Design Standards:	

N/A	The proposed Major Amendment to the Planned Development Overlay supports the Comprehensive Plan goals of reinvestment in the East saint Patrick Street corridor and supporting the growth of local business.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1B	Employment Area: The Southeast Connector Neighborhood Area encourages the growth of local business.
SEC-NA1.1C	Reinvestment Corridor: East Saint Patrick Street is identified as a Revitalization Corridor. The Major Amendment to the Planned Development Overlay supports local business expansion and investment in the corridor.

Findings
Staff has reviewed the Major Amendment to the Planned Development Overlay to allow office use and storage for a roofing and siding business 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 applicant is proposing to provide parking, landscaping, screening, and drainage improvements in compliance with City Regulations mitigating any negative impact from the proposed use. The applicant has requested an Exception to allow 80% lot coverage in lieu of 75% allowed by Rapid City Municipal Code. The proposed underground drainage detention supports this request. The proposed Major Amendment to the Planned Development Overlay supports the Comprehensive Plan goals of investing in a Revitalization Corridor and supporting local business.

Planning Commission Recommendation and Stipulations of Approval	
The Development Review Team recommends that the Major Amendment to the Planned Development Overlay to allow office use and storage for a roofing and siding business be approved with the following stipulations:	
1.	An Exception is hereby granted to allow 80% lot coverage in lieu of 75% lot coverage;
2.	All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
3.	Any change in use that is a permitted use in the Light Industrial District in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Light Industrial District shall require the review and approval of a Major Amendment to the Planned Development Overlay;
4.	A Sign Permit shall be obtained prior to placement of any new signage. The sign shall be constructed and operate in compliance with all provisions of the Sign Code and all other adopted codes and ordinances;
5.	Upon submittal of a building permit, the applicant shall coordinate with the Fire Department to meet all Life Safety requirements including sprinkler protection and alarm systems as required;
6.	Upon submittal of a Building Permit, a drainage report shall be submitted for review and approval addressing storm water quality treatment for impervious areas; and,
7.	Upon submittal of a building permit, a drainage report must be submitted for review and approval to ensure that developing the property as proposed does not negatively impact the adjacent properties.



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 #23PD011	Initial Planned Development Overlay to expand a contractin business.
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.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All requirements of the International Fire Code shall be met;
5.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
6.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
7.	ADA compliant accessibility shall be maintained as necessary; and,
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.