



Rapid City Planning Commission

Major Amendment to a Planned Development Project

Report

July 27, 2017

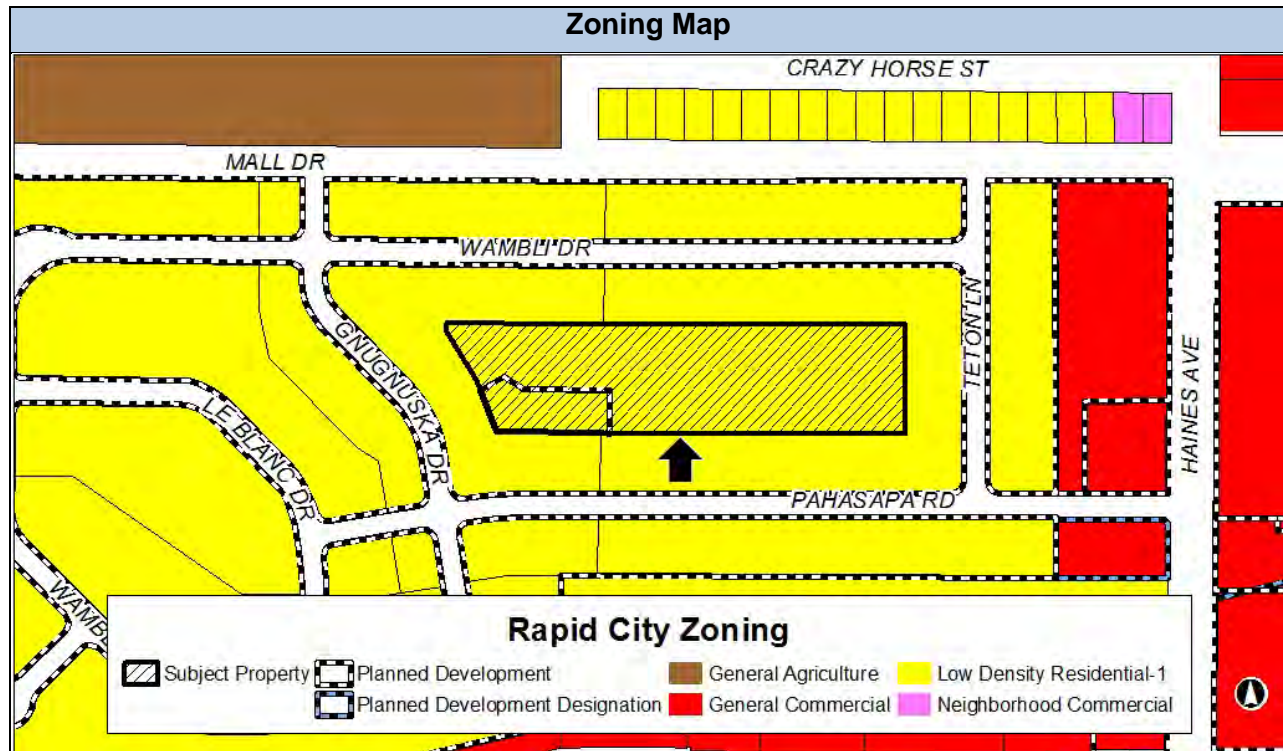
Item #3
Applicant Request(s)
Case # 17PD037 – Major Amendment to a Planned Development to allow a childcare center
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to a Planned Development to allow a childcare center be approved with the stipulations noted below.

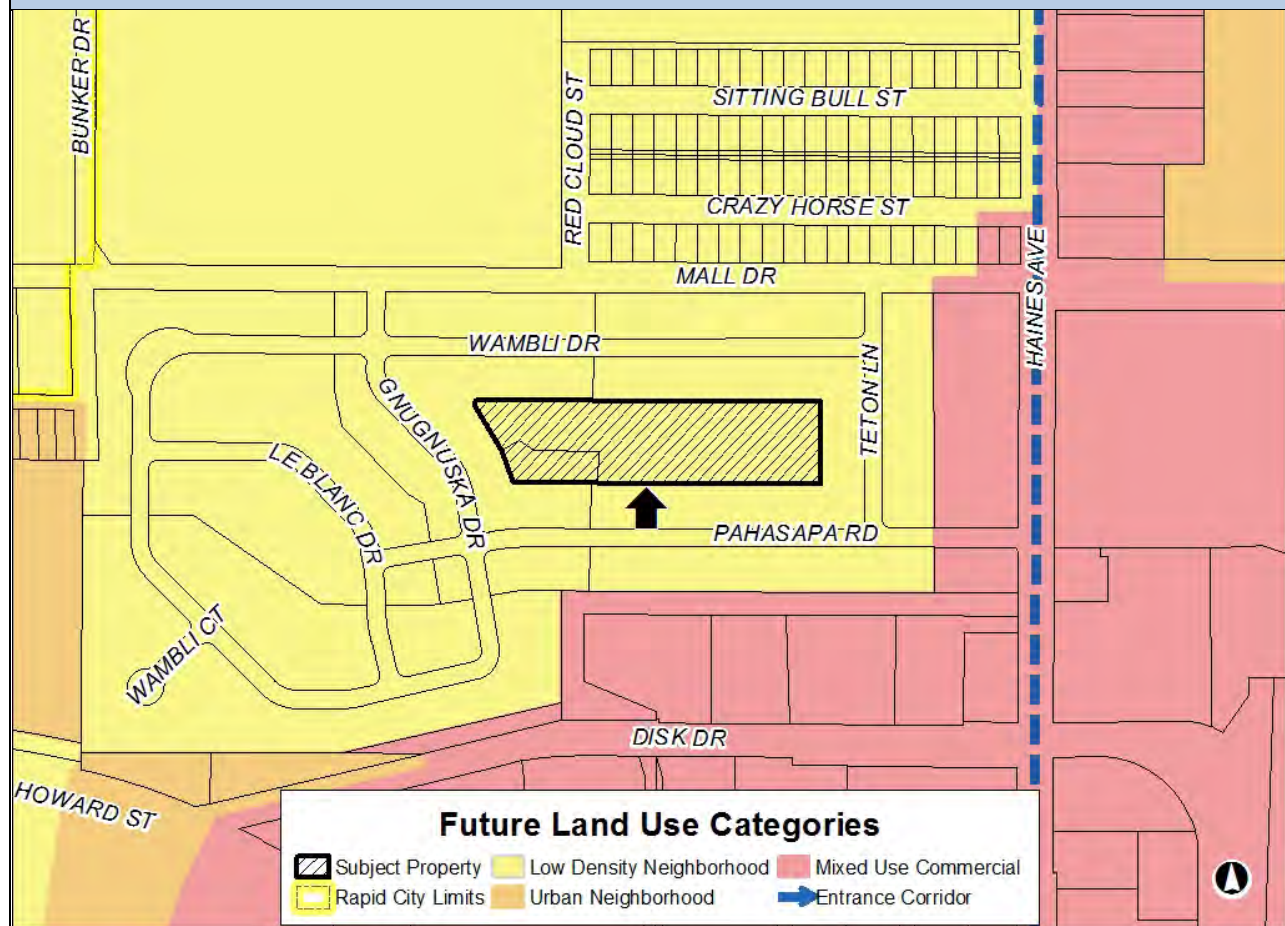
Project Summary Brief	
<p>The applicant has submitted a Major Amendment to a Planned Development to allow a child care center in the Low Density Residential District. In particular, the applicant is proposing to provide childcare services for 15 children ages 3 to 5 in a community center located at 2430 Gnugnuska Drive. The proposed childcare center will be open Monday thru Friday from 8:00 a.m. to 4:30 p.m. The applicant has indicated that there will be 3 staff members for the children and 2 office staff. The proposed childcare center is intended to provide services for one year until a new center is constructed.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Rural America Initiatives	Planner: Fletcher Lacock
Property Owner: Lakota Community Homes, Inc.	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2430 Gnugnuska Drive
Neighborhood	Deadwood Avenue
Subdivision	Lakota Subdivision #1
Land Area	4.8 acres (209,088 square feet)
Existing Buildings	Approximately 4,365 square feet
Topography	Relatively flat
Access	Gnugnuska Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	BHP / MDU
Floodplain	N/A
Other	N/A

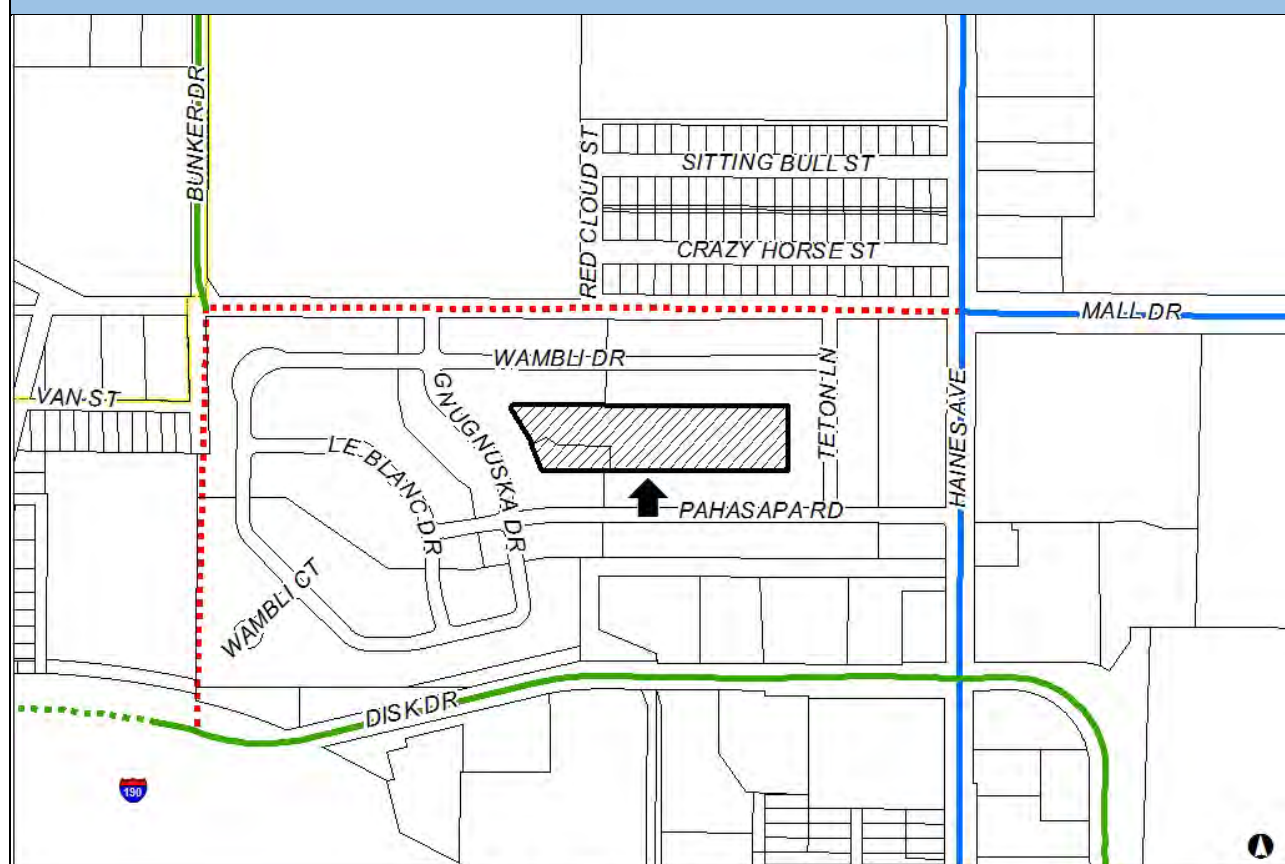
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR – PD	LDN	Community center
Adjacent North	LDR – PD	LDN	Single-family dwellings
Adjacent South	LDR – PD	LDN	Single-family dwellings
Adjacent East	LDR - PD	LDN	Single-family dwellings
Adjacent West	LDR - PD	LDN	Single-family dwellings



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	209,088 square feet	
Lot Frontage / Width	25 feet	Approximately 230 feet	
Maximum Building Heights	2.5 stories, 35 feet	One story	
Maximum Density	30%	Approximately 18%	
Minimum Building Setback:			
• Front	20 feet	Approximately 115 feet	
• Rear	25 feet	Existing 23.5 feet	
• Side	8 feet	Approximately 12.75 feet to north and 17 feet to south	
• Street Side	20 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	6	7	
• # of ADA spaces	1	1	
Signage	32 square feet	None proposed	
Fencing	Four foot high fence around the play area	Existing 8 foot high chain link fence	

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 zoned Low Density Residential District. The property is currently developed with a community center which was approved through a Planned Unit Development.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Low Density Residential District and a child care center is identified as a conditional use.
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 Exceptions.
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 Low Density Residential District. A child care center is a conditional use in the Low Density Residential District.
5. Any adverse impacts will be reasonably mitigated:	The applicant should be aware that prior to initiation of the use, an approved fire sprinkler protection system must be installed in the structure.
6. The requested exception to the	As noted above, the applicant is not requesting any

underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	Exceptions.
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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
	N/A
	A Vibrant, Livable Community
LC-2.1A	Neighborhood-Serving Uses: A child care center provides a service which is needed for families with young children and meets the needs of a residential neighborhood.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned Development Overlay requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the planned development boundary. The requested Major Amendment to a Planned Development 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 Designation(s):	Low Density Neighborhood
Design Standards:	
N/A	The property is zoned Low Density Residential District which identifies a child care center as a conditional use. The applicant is proposing to operate a childcare center for one year after which a new facility will be constructed.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Deadwood Avenue
Neighborhood Goal/Policy:	
N/A	The property is the location of an existing community center. The intent of the childcare center is to provide services to the surrounding neighborhood.

Findings	
<p>Staff has reviewed the Major Amendment to a Planned Development to allow a childcare center in the Low Density Residential District 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 operate a childcare center for a maximum of 15 children ages 3 to 5. The property is the location of an existing community center. The applicant has stated that the childcare center is proposed for one year after which the service will move to a new location. The proposed childcare center will provide a needed service to the area.</p>	

Staff recommends that the Major Amendment to a Planned Development to allow a childcare center be approved with the following stipulations:	
1.	Prior to initiation of the use, the applicant shall coordinate with the Rapid City Fire Department to install a fire sprinkler protection system;
2.	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 Major Amendment to a Planned Development. 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,
3.	The Major Amendment to a Planned Development shall allow a child care center in the Low Density Residential District. Permitted uses within the Low Density Residential District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development. Any expansion of the childcare center shall be in compliance with Chapter 17.54.030 of the Rapid City Municipal Code.



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 # 17PD037	Major Amendment to a Planned Development to allow a childcare center
Companion Case(s) #	
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 provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development or a subsequent Major Amendment;
3.	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,
4.	All requirements of the currently adopted Building Code shall be met.