



# Rapid City Planning Commission Planned Development Project Report

April 26, 2018

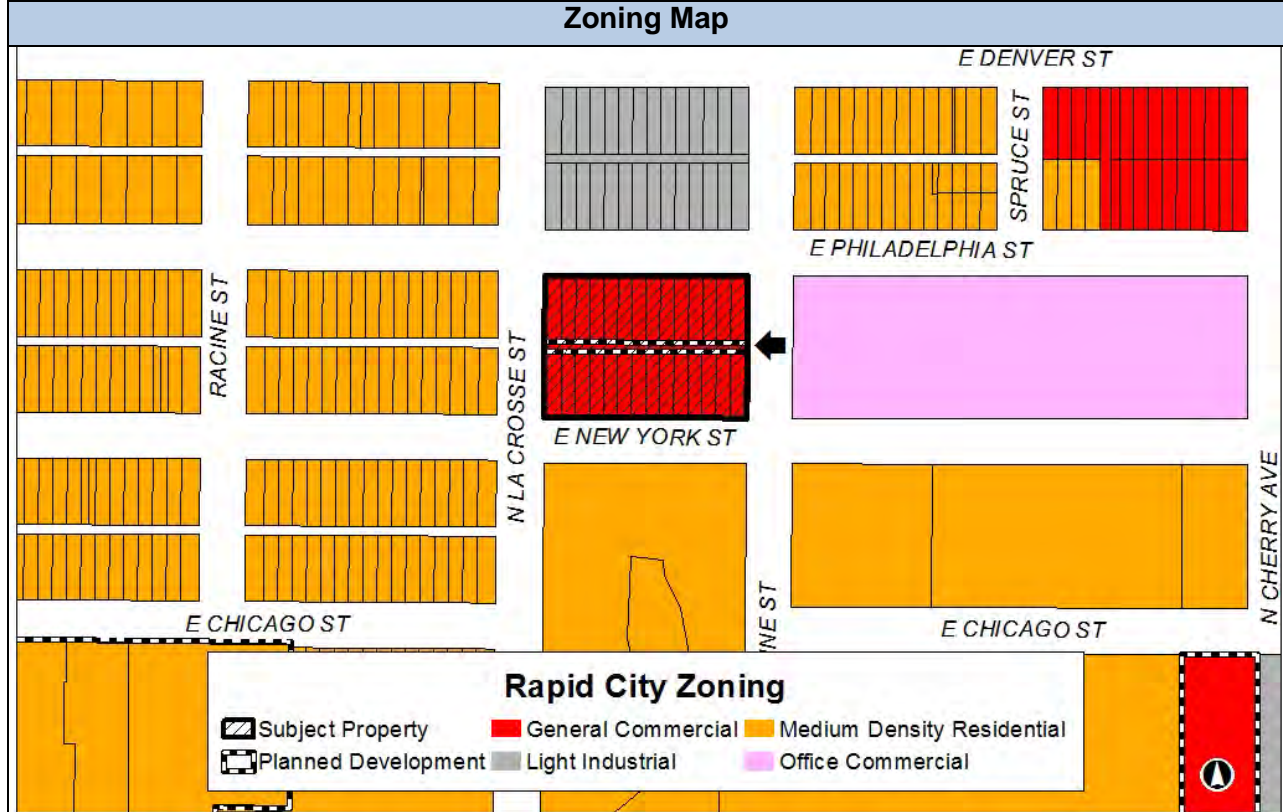
<b>Item #10</b>
<b>Applicant Request(s)</b>
Case #18PD013 – Major Amendment to a Planned Development Overlay to expand an auto body repair shop
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
<b>Staff recommends approval with stipulations as noted below.</b>

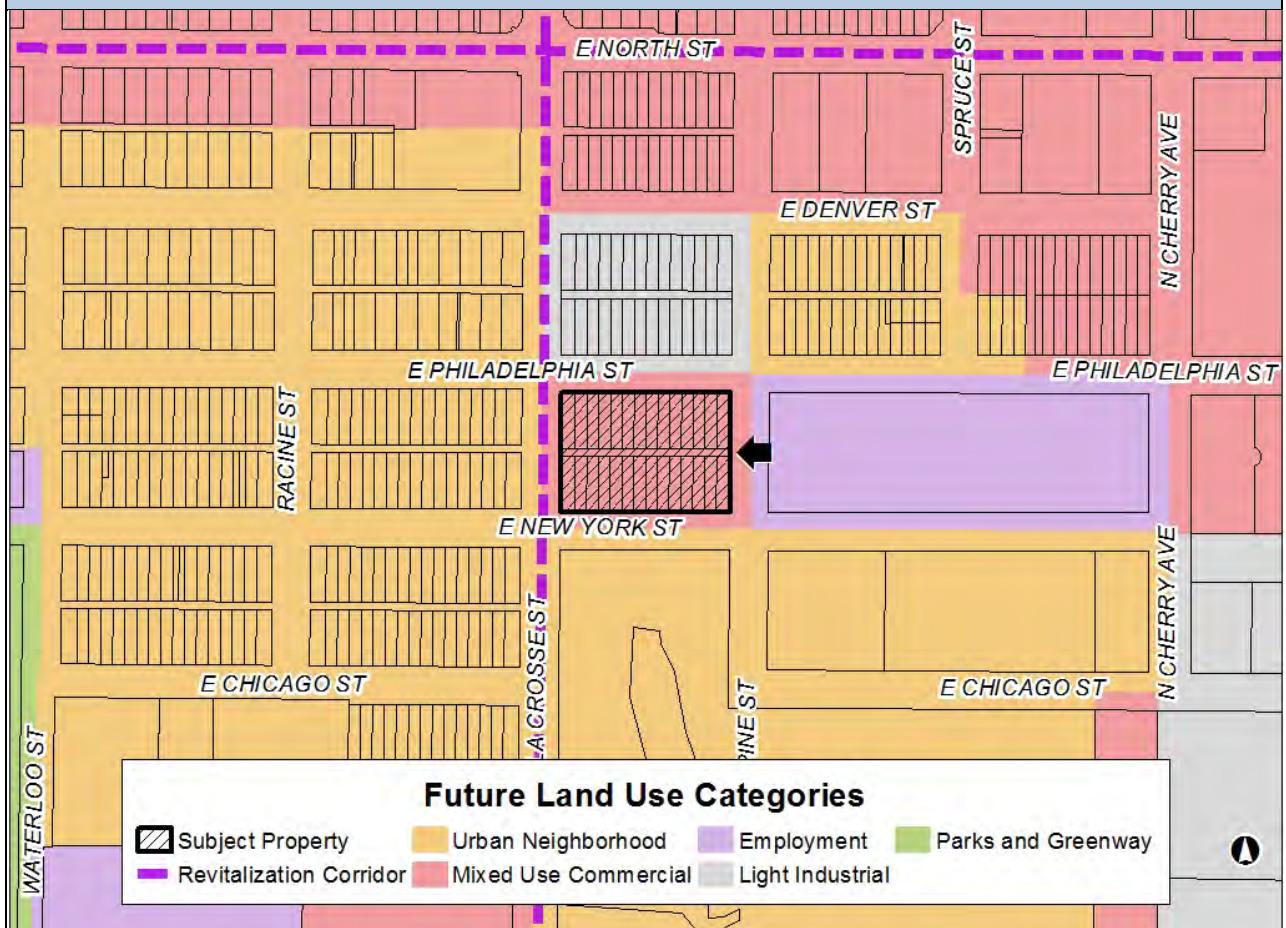
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Major Amendment to a Planned Development Overlay to expand an auto body repair shop. The property is the location of ABRA auto body and glass. In particular, the applicant is proposing to construct a two-story addition 9,890 square feet in size. The proposed expansion will add additional body shop, storage, and employee areas. The applicant is also proposing to expand the parking lot on the south end of the property and to improve drainage and landscaping. The applicant is requesting the following Exceptions:</p> <ul style="list-style-type: none"> <li>• To allow 40% of the minimum required landscaping in the right-of-way in lieu of the maximum allowed 25%;</li> <li>• To waive the requirement to provide one landscape parking island;</li> <li>• To allow a retaining wall over 4 feet in height in a front yard setback; and,</li> <li>• To allow a fence height of 6 feet along the property line in lieu of the maximum allowed height of 4 feet.</li> </ul>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: MK Land LLC	Planner: Fletcher Lacock
Property Owner: MK Land 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

<b>Subject Property Information</b>	
Address/Location	350 North LaCrosse Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Feigels Addition
Land Area	2.07 acres
Existing Buildings	Auto repair
Topography	Rises in elevation from the southwest to the northeast approximately 8 feet
Access	East Philadelphia Street / Pine Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

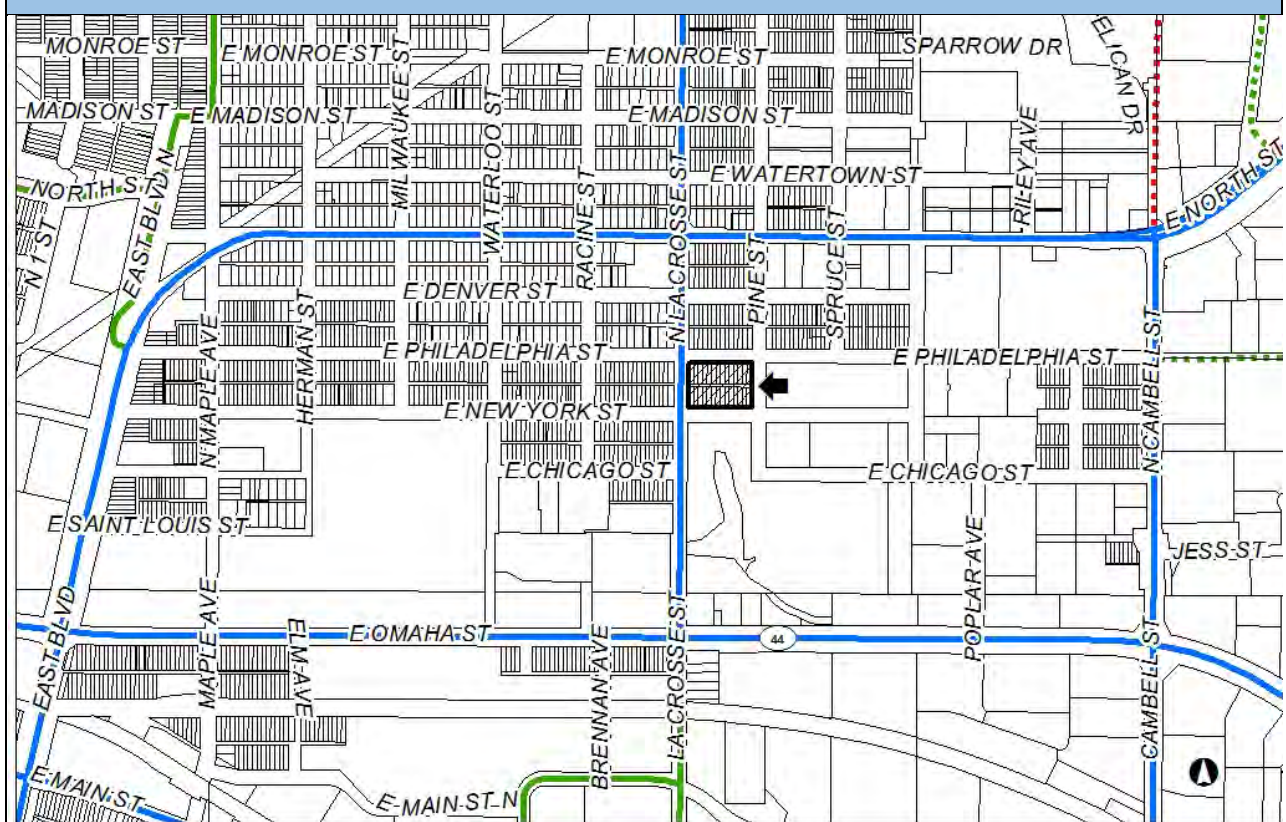
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PD	MUC – Revitalization Corridor	ABRA Auto body & Glass
Adjacent North	LI	LI – Revitalization Corridor	Warehouse
Adjacent South	MDR	UN – Revitalization Corridor	Mobile home park and drainage
Adjacent East	OC	EC	Community Health Center
Adjacent West	MDR	UN – Revitalization Corridor	Single-family dwellings



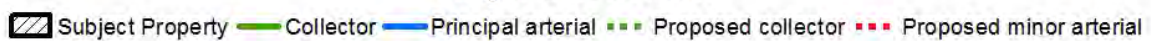
## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
15PD027	10/08/2015	Major Amendment to a Planned Development to allow a cellular communication tower	Approved
<b>Relevant Zoning District Regulations</b>			
General Commercial District		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	2.07 acres
Lot Width		N/A	250 feet
Maximum Building Heights		4 stories or 45 feet	Two-story
Maximum Density		75%	28.7%
Minimum Building Setback:			
• Front		25 feet	71 feet from N LaCrosse St
• Rear		0 feet	32.8 feet from Pine Street
• Side		0 feet	35 feet from E New York St
• Street Side		25 feet	25 feet from E Philadelphia Street
Minimum Landscape Requirements:			
• # of landscape points		64,146	64,350 / Requesting an Exception to allow 40% of points in right-of-way in lieu of maximum 25%
• # of landscape islands		1	Requesting an Exception to waive the requirement
Minimum Parking Requirements:			
• # of parking spaces		107	108
• # of ADA spaces		5	5
Signage		As per RCMC	No new signage proposed
Fencing		N/A	Requesting an Exception to allow a 6 foot high fence along the front property lines on the north, south and east lot lines; and to allow a retaining wall over 4 feet in height

**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 Planned Development:**

<b>Criteria</b>	<b>Findings</b>
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 2.07 acres of land zoned General Commercial District with a Planned Development. The property is unique in that all four lot lines abut a public street.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned General Commercial District and is developed with an auto body shop and a cellular communications tower. The applicant is requesting four Exceptions from the Zoning Ordinance in order to accommodate the proposed expansion.
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:	As noted above, the applicant is requesting four Exceptions. The first Exception is to allow 40% of the landscape points to be counted in the right-of-way in lieu of the maximum allowed 25%. The applicant is proposing to plant 10 small trees in the right-of-way on the north and south sides of the property. The applicant has indicated that the landscaping in the right-of-way will provide an additional buffer to adjacent properties. The applicant should be aware that prior to issuance of a Building Permit,







	<p>the proposed street trees must be approved by the Urban Forester. Staff recommends that the Exception request be approved.</p> <p>The second request is to waive the requirement to provide a landscaped parking lot island. The proposed parking plan requires that one landscaped parking lot island be provided to break up the expanse of parking on the property. The applicant can provide a landscaped parking island within the new proposed parking lot and continue to provide the minimum required parking. Staff recommends that the Exception to waive the requirement be denied.</p> <p>The applicant is also requesting an Exception to allow a 6 foot high fence with a 0 foot setback along East Philadelphia Street and Pine Street. There is currently an existing 6 foot high fence along East Philadelphia Street and Pine Street. The applicant is proposing to replace the existing fence along East Philadelphia Street and the north part of Pine Street with a new 6 foot high wood fence plus one foot of anti-climb barb wire. The applicant will also move the existing fence at the corner of Pine Street and East New York Street to comply with the previously approved Planned Development that required the sight triangles be maintained at intersections. In addition, the applicant is proposing to construct a retaining wall along East New York Street for the proposed parking lot expansion. Portions of the retaining wall will exceed 4 feet in height but no greater than 6 feet. A 4 foot high chain link fence will be located on top of the retaining wall. The applicant has indicated that the fencing is needed to provide security and has been in place since 1994 with the stipulation that the sight triangles at intersections be maintained. In addition, the retaining wall is needed due to changes in elevations on the south side of the property. Staff recommends that the Exceptions be granted as they will not interfere with sight triangles and have previously been approved.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>The property is zoned General Commercial District and a auto body shop and cellular communications tower are a permitted use and a conditional use in the district, respectively.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>As noted above, prior to issuance of a Building Permit, the proposed street trees must be approved by the City's Urban Forester. In addition, the applicant is proposing to remove the existing fence at the corner of Pine Street and East New York Street in order to maintain a clear sight triangle.</p> <p>Building Inspection has indicated that a Building Permit for the previously approved cellular communications has not been completed. As such, prior to issuance of a new Building Permit, any outstanding Building Permits must be completed.</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 proposed landscaping and fencing will provide a buffer to adjacent properties. However, the intent of the landscaped parking island is to provide a break in an expanse of asphalt and provide some tree shade. Waiving the requirement does not achieve the objective of the Zoning Ordinance.
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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**

 <b>A Balanced Pattern of Growth</b>	
BPG-1.2C	<b>Priority Revitalization Corridors:</b> North LaCrosse Street is identified as a Revitalization Corridor. The adopted Comprehensive Plan supports investment in these corridors.
 <b>A Vibrant, Livable Community</b>	
LC-5.2A	<b>Priority Revitalization Corridors:</b> The Comprehensive Plan supports reinvestment in underutilized corridors such as North LaCrosse Street.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
N/A	
 <b>Efficient Transportation and Infrastructure Systems</b>	
TI-2.1A	<b>Major Street Plan Integration:</b> North LaCrosse Street is identified as a Principal Arterial Street on the City's Major Street Plan. Existing and proposed access to the property is from East Philadelphia Street and Pine Street.
 <b>Economic Stability and Growth</b>	
N/A	
 <b>Outstanding Recreational and Cultural Opportunities</b>	
N/A	
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Major Amendment to a Planned Development 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**

<b>Future Land Use Plan Designation(s):</b>	Mixed-Use Commercial / Revitalization Corridor
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<b>Design Standards:</b>	
GDP-MU7	<b>Rehabilitation of Existing Activity Centers and Corridors:</b> The proposed Major Amendment to a Planned Development supports the expansion of an existing business located in a Revitalization Corridor.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>
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<b>Neighborhood:</b>	North Rapid Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
NR-NA1.1A	<b>Reinvestment Areas:</b> North LaCrosse Street is identified as a Revitalization Corridor and the proposed Major Amendment to a Planned Development supports investment in the area.

<b>Findings</b>
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Staff has reviewed the Major Amendment to a Planned Development to expand an auto body repair shop 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 Major Amendment to a Planned Development supports investment in a Revitalization Corridor. The applicant is requesting four Exceptions to the area regulations. Staff supports the landscaping and fencing Exceptions as they provide a buffer to adjacent properties and maintain sight triangles. However, staff cannot support the Exception request to waive the requirement to provide a landscaped parking island as the intent is to break up large expanses of parking.

<b>Planning Commission Recommendation and Stipulations of Approval</b>
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Staff recommends that the Major Amendment to a Planned Development Overlay to expand an auto body repair shop be approved with the following stipulations:	
1.	An Exception to waive the requirement to provide one landscaped parking island is hereby denied;
2.	An Exception to allow 40% of the required landscape points to be located in the right-of-way in lieu of the maximum allowed 25% is hereby granted;
3.	An Exception to allow a 6 foot high fence on the property lines adjacent to East Philadelphia Street and Pine Street is hereby granted. The sight triangles at the intersections shall continually be maintained;
4.	An Exception to allow a retaining wall with a height no greater than 6 feet along East New York Street is hereby granted;
5.	Upon submittal of a Building Permit, the applicant shall coordinate with the Rapid City Urban Forester to determine the species of trees appropriate to be located in the right-of-way;
6.	Upon submittal of a Building Permit, the plans shall be revised to address red-lined comments;
7.	Prior to issuance of a Building Permit, any outstanding Building Permits shall be completed;
8.	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,
9.	The Major Amendment to a Planned Development shall allow an expansion to an auto body repair shop. Permitted uses within the General Commercial 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.



## Rapid City 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)	
<b>Case # 18PD013</b>	Major Amendment to a Planned Development Overlay to expand an auto body repair shop
<b>Companion Case(s) #</b>	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	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 to the Planned Development;
6.	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,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.