



# Rapid City Planning Commission Planned Development Project Report

October 4, 2018

<b>Item #5</b>
<b>Applicant Request(s)</b>
Case #18PD027 – Major Amendment to a Planned Development to revise and expand an existing bank
Companion Case(s) N/A

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

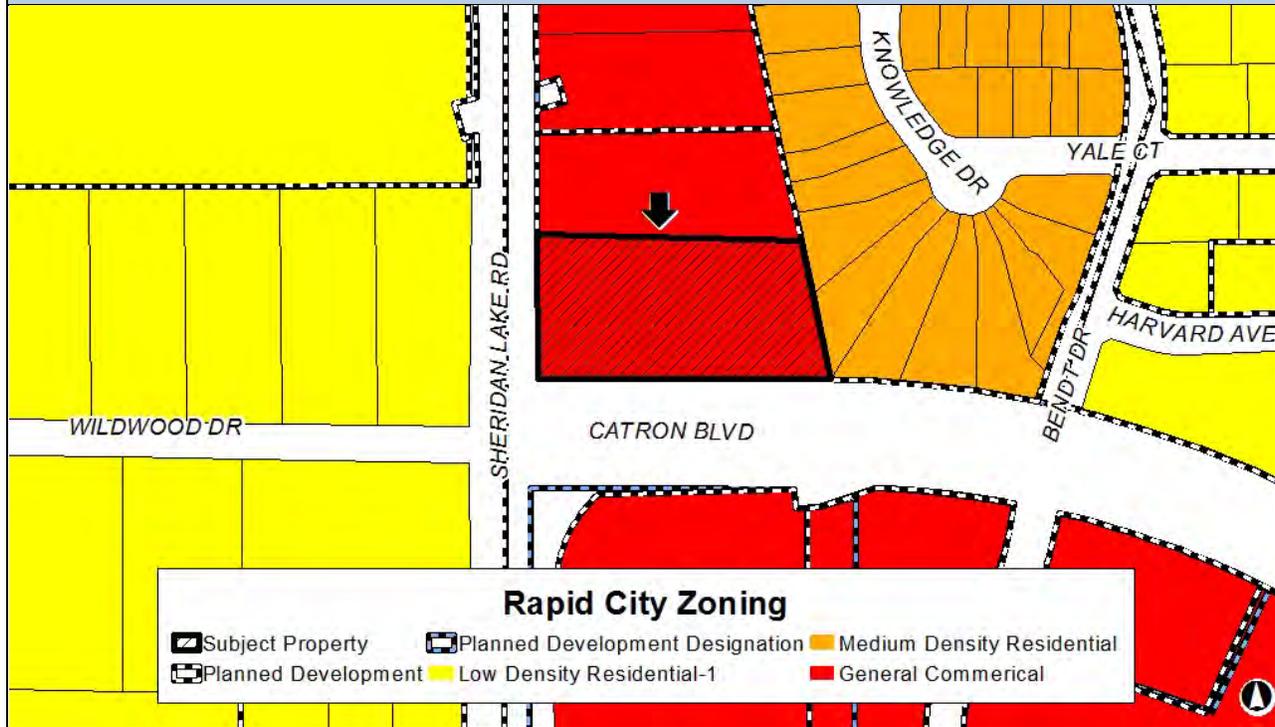
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Major Amendment to a Planned Development to revise and expand the Security First Bank located at 5430 Sheridan Lake Road. In particular, the applicant is proposing to remove three lanes of drive-thru banking and to construct a 2,554 square foot expansion onto the bank. The existing bank measures 2,000 square feet in size. The applicant is also requesting an Exception to waive the screening fence requirement along the east lot line that abuts a residential district.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Security First Bank	Planner: Fletcher Lacock
Property Owner: Security First Bank	Engineer: Todd Peckosh
Architect: Upper Deck Architects, Inc.	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	5430 Sheridan Lake Road
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Autumn Hills Plaza Subdivision
Land Area	1.64 acres
Existing Buildings	Bank / 2,000 square feet
Topography	Relatively level / drainage ditch on east side of property
Access	Catron Boulevard and Sheridan Lake Road
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 / CAC	Bank
Adjacent North	GC - PD	MUC / CAC	Medical clinic
Adjacent South	GC - PD	MUC / CAC	Void of structural development
Adjacent East	MDR - PD	UN	Townhome development
Adjacent West	LDR	LDN	Single-family dwelling

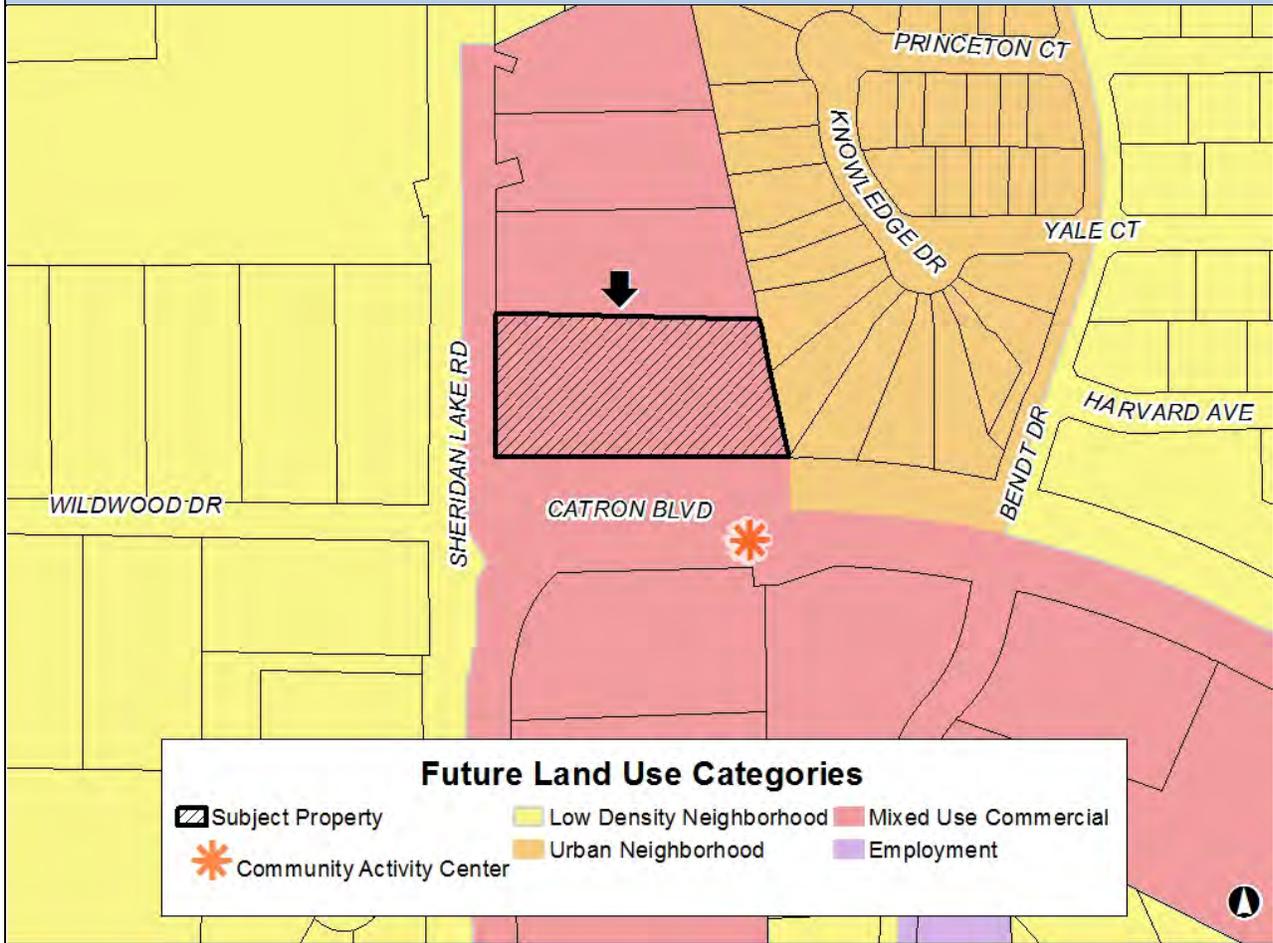
**Zoning Map**



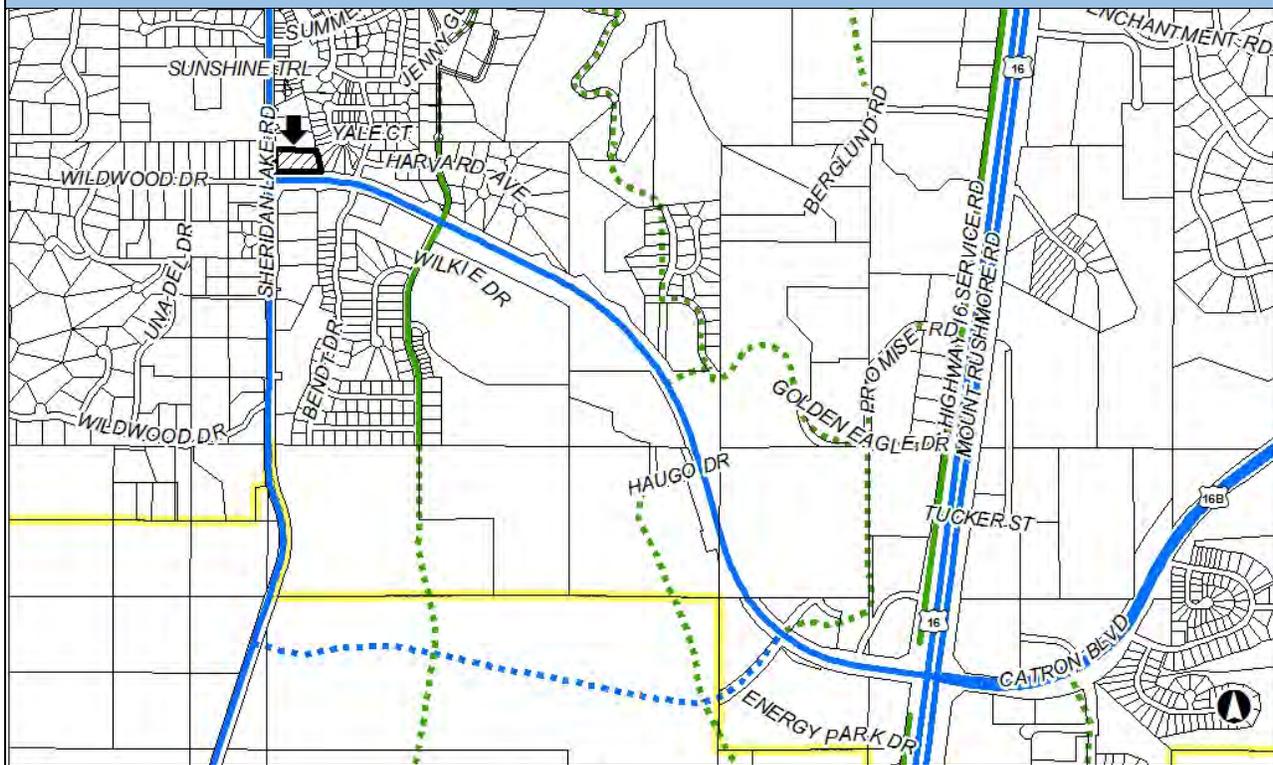
**Existing Land Uses**



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
04PD017	03/25/2004	Initial and Final Planned Development	Planning Commission approved with stipulations
<b>Relevant Zoning District Regulations</b>			
General Commercial District		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	1.64 acres
Lot Width		N/A	190 feet
Maximum Building Heights		4 stories or 45 feet	One-story
Maximum Density		75%	6.4%
Minimum Building Setback:			
• Front		25 feet	55 feet from Sheridan Lake Road
• Rear		15 feet	165 feet
• Side		0 feet	44 feet
• Street Side		25 feet	50 feet from Catron Boulevard
Minimum Landscape Requirements:			
• # of landscape points		67,066	105,404
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		19 / six stacking spaces	21 / six stacking spaces
• # of ADA spaces		1	2
Signage		As per RCMC	Proposed ground sign and existing wall signage
Fencing		Six-foot high opaque screening fence along east property line	Requesting an Exception to waive the requirement to provide a screening fence

**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 1.64 acres of land zoned General Commercial District with a Planned Development. The subject property is located on the northeast corner of the intersection of Sheridan Lake Road and Catron Boulevard. The property is currently developed with a bank measuring 2,000 square feet in size with eight drive-thru lanes. The applicant is proposing remove six drive-thru lanes and construct a addition on the bank measuring 2,554 square feet in size.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	A bank is identified as a permitted use in the district. The Major Amendment to the Planned Development is required as the proposed expansion is larger than a 20% increase in density.
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 an Exception to waive the requirement to construct a 6-foot high opaque screening fence along the east property line as it abuts a residential district. Located on the east side of the property is a storm drain channel approximately 140 feet wide. The channel provides the separation and buffer between the bank and the townhome development to the east. Staff recommends

	that the Exception to waive the requirement to construct an opaque screening fence be granted.
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 General Commercial District and a bank is a permitted use in the district.
5. Any adverse impacts will be reasonably mitigated:	Public Works staff has indicated that plans for the reconstruction of the intersection of Catron Boulevard and Sheridan Lake Road are in process. The proposed bank expansion is designed to accommodate additional right-of-way that may be needed for the proposed intersection reconstruction.  In addition, the site plan identifies repaving the circulation which includes an area on the lot to the north outside of the existing access easement. As such, prior to issuance of a Building Permit, the applicant must obtain an easement from the adjacent property owner to allow for the circulation aisle encroachment.
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:	As noted above, the existing drainage channel provides the buffer intended by the screening fence and as such, staff recommends that the Exception to waive the screening fence requirement be granted.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
	N/A
	<b>A Vibrant, Livable Community</b>
	N/A
	<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> Sheridan Lake Road and Catron Boulevard are identified as Principal Arterial Streets on the City's Major Street Plan. Public Works staff has indicated that the plans for the reconstruction of the intersection of Catron Boulevard and Sheridan Lake Road are in process. The proposed bank expansion was designed to accommodate additional right-of-way that may be needed for the proposed intersection reconstruction.
	<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.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Mixed-Use Commercial / Community Activity Center
<b>Design Standards:</b>	
N/A	The property is zoned General Commercial District. The proposed bank is a permitted use in the district.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	U.S. Highway 16 Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
US16-NA1.1B	<b>Mixed-Use Development:</b> Security First Bank is located adjacent to a Community Activity Center and supports the Comprehensive Goal Plan of encouraging a mix of uses that serve the area.

<b>Findings</b>	
Staff has reviewed the Major Amendment to a Planned Development to revise and expand an existing bank 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 bank expansion supports the Comprehensive Plan goal of encouraging mixed-use development. The Exception request to waive the screening fence requirement can be supported because the drainage channel along the east side of the property provides the buffer between this use and the residential development located east of the property as intended by the Zoning Ordinance.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Major Amendment to a Planned Development to revise and expand an existing bank be approved with the following stipulations:	
1.	An Exception is hereby granted to waive the requirement to construct a six-foot high opaque screening fence along the east property line;
2.	Prior to issuance of a Building Permit, the applicant shall obtain an easement from the adjacent property owner to allow the circulation aisle to be located on the property to the north;
3.	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,
4.	The Major Amendment to a Planned Development shall allow a bank with a drive-thru. 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 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.*

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<b>Companion Case(s) #</b>	N/A
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 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 Final Planned Development Overlay 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.