



Rapid City Planning Commission Planned Development Project Report November 8, 2018

Item #2
Applicant Request(s)
Case #18PD031 – Major Amendment to a Planned Development Overlay to allow a college in conjunction with an existing church
Companion Case(s) N/A

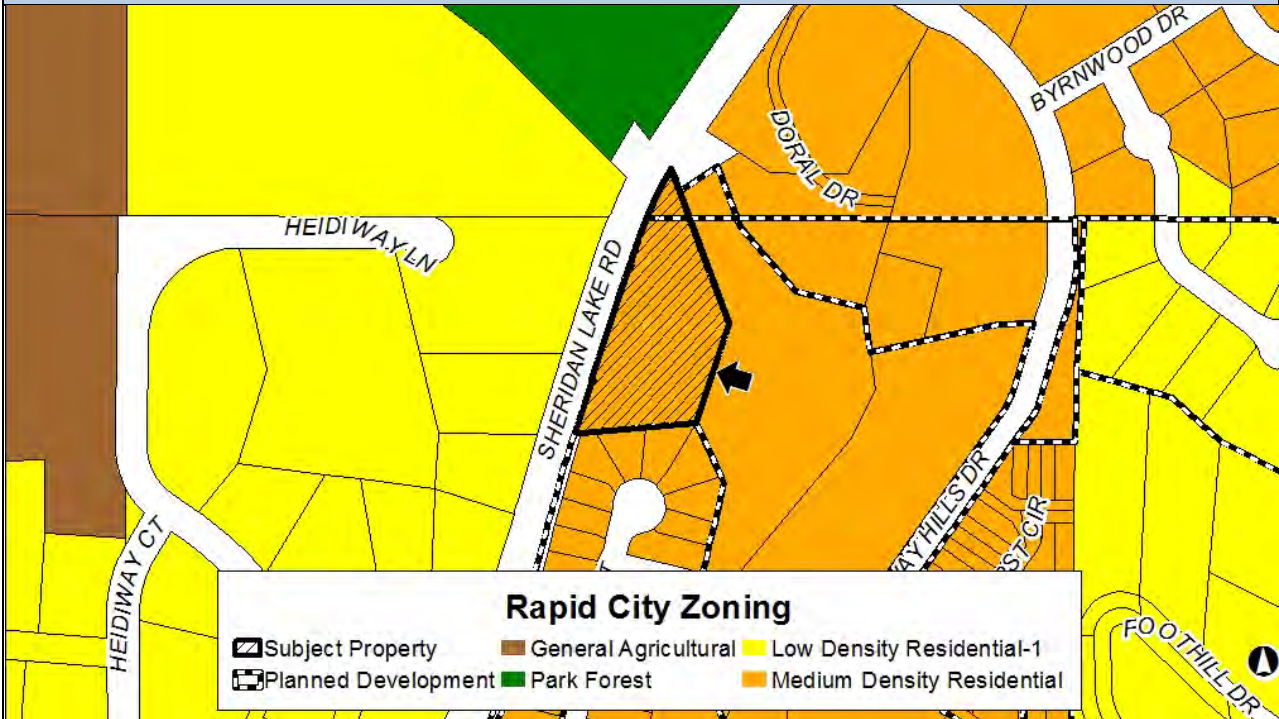
Development Review Team Recommendation(s)
Staff recommends approval with stipulations as noted below.

Project Summary Brief	
<p>The applicant has submitted a Major Amendment to a Planned Development Overlay to allow a college in conjunction with an existing church located at 4024 Sheridan Lake Road. In particular, John Witherspoon College is proposing to temporarily locate at 4024 Sheridan Lake Road, the location of the Real Life Church of the Nazarene. The college was previously located at 4021 Range Road. The applicant has submitted a school calendar identifying that the college operates between September and May. The college will have classes Monday through Friday from 8:00 a.m. to 5:00 p.m. Additionally, on Monday nights from 6:15 p.m. to 9:00 p.m. There will be four full-time employees, two faculty, and eight students. No Exceptions are being requested with this application.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Richard Burton	Planner: Fletcher Lacock
Property Owner: Real Life Church of the Nazarene	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	4024 Sheridan Lake Road
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Fairway Hills PRD
Land Area	2.14 acres
Existing Buildings	Church / 9,781 square feet
Topography	Rises in elevation from north to south approximately 18 feet
Access	Sheridan Lake Road
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Portion of property located in Federally designated 100-year and 500-year floodplain

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR - PD	UN	Church
Adjacent North	PF	PG	Gold course
Adjacent South	MDR - PD	UN	Townhomes
Adjacent East	MDR - PD	UN	Fairway Hills park and recreation / drainage
Adjacent West	LDR	LDN	Single-family dwelling

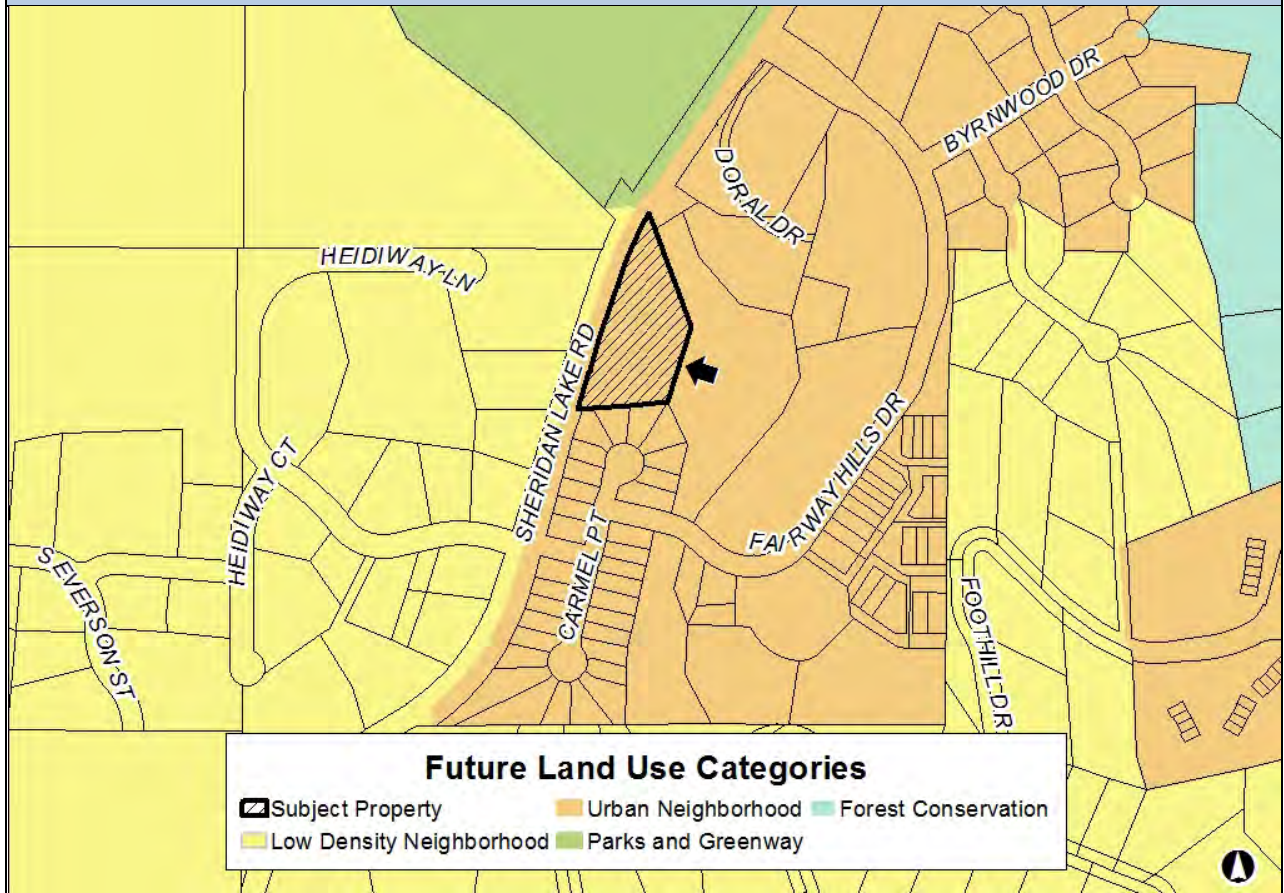
Zoning Map



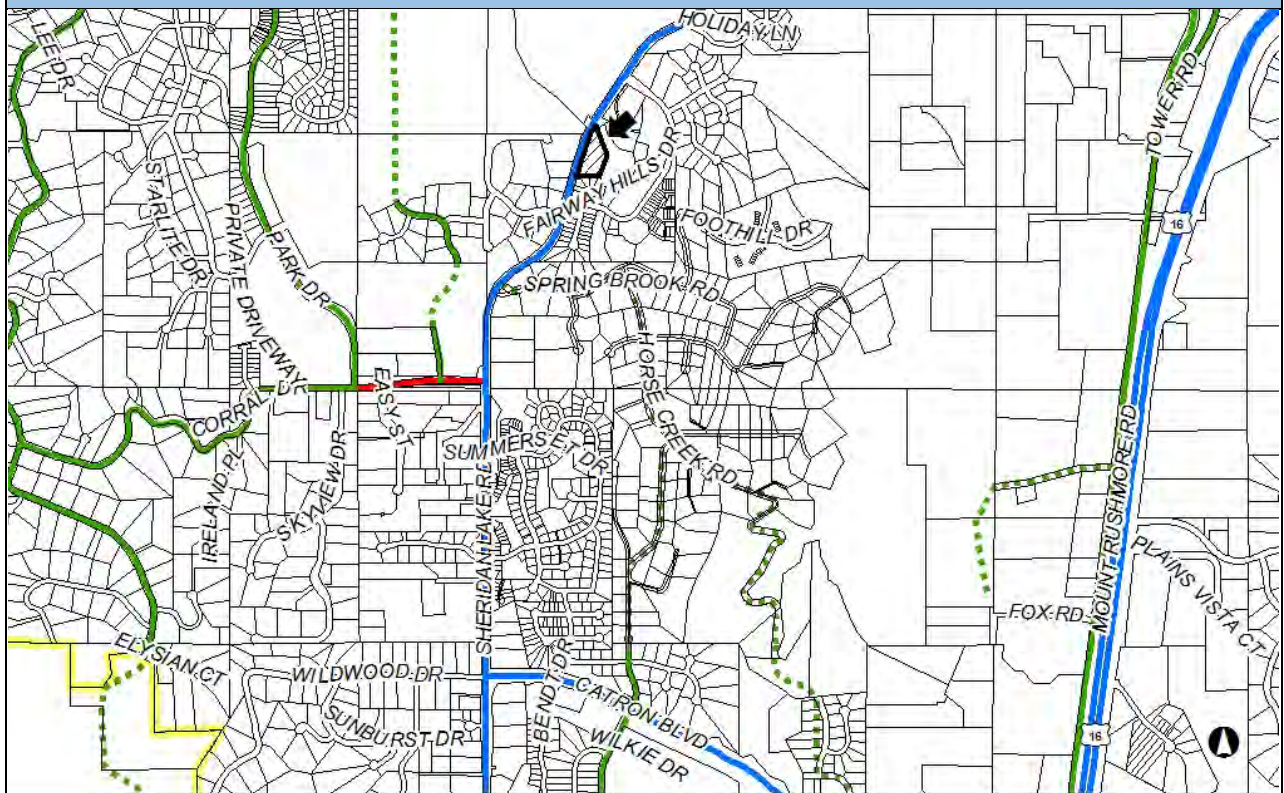
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial
- Proposed collector

Relevant Case History			
Case/File#	Date	Request	Action
PD392	06/16/80	Major Amendment to a Planned Development to allow a church	City Council approved
PD1444	06/17/96	Minimal Amendment to a Planned Development to expand a church	City Council approved with stipulations
00PD040	09/18/00	Major Amendment to a Planned Development to expand the church	City Council approved with stipulations

Relevant Zoning District Regulations		
Medium Density Residential District	Required	Proposed
Lot Area	30,000 square feet	93,218 square feet
Lot Width	50 feet	Approximately 550 feet
Maximum Building Heights	3 stories or 35 feet	Two-story
Maximum Density	30%	10.5%
Minimum Building Setback:		
• Front	35 feet	85 feet
• Rear	25 feet	27 feet
• Side	35 feet	52 feet from the north / 82 feet from the south
• Street Side	35 feet	N/A
Minimum Landscape Requirements:		
• # of landscape points	83,437	116,031
• # of landscape islands	2	0 islands / existing legal non-conforming
Minimum Parking Requirements:		
• # of parking spaces	74	105
• # of ADA spaces	3	5
Signage	As per RCMC	32 square feet existing ground sign / 24 square feet for new sign
Fencing	As per RCMC	None proposed







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:

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 2.14 acres of land zoned Medium Density Residential District with a Planned Development Overlay. A college is identified as a conditional use in the Medium Density Residential District and as such, requires a Major Amendment to the Planned Development. The subject property is located at 4024 Sheridan Lake Road and is the location of the Real Life Church of the Nazarene.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	A college is identified as a conditional use in the Medium Density Residential District. The property is the location of a church and the applicant is proposing to temporarily locate the college on the property. The applicant is not proposing any new construction.
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 with this application.
4. A literal interpretation of this chapter would deprive the	The property is zoned Medium Density Residential District and a college is identified as a conditional use in the

applicant of rights that others in the same district are allowed:	district.
5. Any adverse impacts will be reasonably mitigated:	<p>The property is located adjacent to Sheridan Lake Road which is identified as a Principal Arterial Street on the City's Major Street Plan. The college has limited staff and a small enrollment. In addition, the college will operate during weekdays whereas the church mainly operates on Sundays. The small size of the college and the alternating operating hours should limit any negative impacts.</p> <p>The applicant is not proposing any new construction. The applicant should be aware that the north side of the property is located in the Federally designated 100-year and 500-year floodplain. Any future construction will require a Floodplain Development Permit.</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:	As noted above, the applicant is not requesting any Exceptions with this application.

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
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: Sheridan Lake Road is identified as a Principal Arterial Street on the City's Major Street Plan. The alternating hours of operation between the church and the college and the small size of the college should not have an impact on traffic.
	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 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
N/A	The property is zoned Medium Density Residential District. The proposed college is identified as a conditional use in the district. The applicant has indicated that the location is temporary until a larger lot is identified for a new college.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The property is the current location of the Real Life Church of the Nazarene. The proposed college is seeking temporary accommodation until they find a new location for the college.

Findings

Staff has reviewed the Major Amendment to a Planned Development to allow a college in conjunction with an existing church 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 college is proposing to temporarily locate at this location. The proposed college and church will have alternating hours of operation. In addition, the college is small in size and will use the existing building. Sufficient parking will be provided.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Planned Development to allow a college in conjunction with an existing church be approved with the following stipulations:	
1.	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,
2.	The Major Amendment to a Planned Development shall allow a college in conjunction with an existing church. The proposed college shall operate in compliance with the submitted operations plan. Permitted uses within the Medium 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.



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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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.	A Floodplain Development Permit shall be obtained prior to issuance of a Building Permit;
3.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
4.	All requirements of the currently adopted Building Code shall be met;
5.	ADA accessibility shall be provided throughout the structure and site as necessary;
6.	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 Overlay or a subsequent Major Amendment to the Planned Development;
7.	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,
8.	All applicable provisions of the adopted International Fire Code shall continually be met.