



# Rapid City Planning Commission

## Planned Development Project Report

December 6, 2018

<b>Item #7</b>
<b>Applicant Request(s)</b>
Case #18PD035, a Major Amendment to the Planned Development Overlay to expand the boundaries of a medical and detox facility

<b>Development Review Team Recommendation(s)</b>
Staff recommends that the Major Amendment to the Planned Development Overlay be approved with the stipulations noted below.

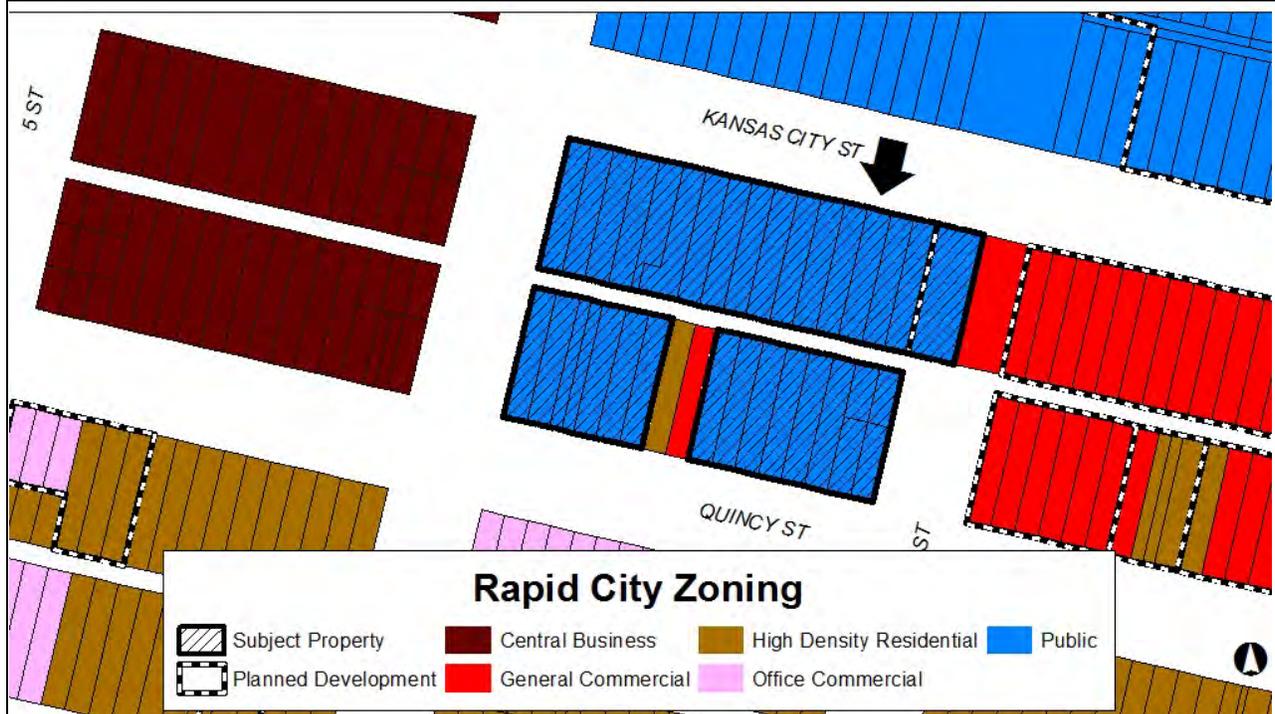
<b>Project Summary Brief</b>
<p>The applicant has submitted a request for a Major Amendment to the Planned Development Overlay to expand the boundaries of a previously approved detoxification center, crisis intervention center, outpatient drug treatment facility, Health and Human Services offices, City/County Alcohol and Drug Program, and law enforcement training facility. In particular, the applicant is proposing to renovate 13,700 square feet of the second floor of the existing building for an inpatient treatment program. In addition, the applicant is proposing to construct 18 additional parking spaces. The proposed multi-use facility is located in the former National American University campus building located at 321 Kansas City Street. The previously approved Major Amendment granted the following Exceptions:</p> <ul style="list-style-type: none"> <li>• An Exception to reduce required parking from 241 to 67 (174 spaces, 72.2% reduction);</li> <li>• An Exception to allow the existing 4-foot front yard setback, 0-foot rear yard setback to remain;</li> <li>• An Exception to reduce the required landscaping islands from 1 to 0; and,</li> <li>• An Exception to reduce the required side yard setback for commercial parking adjacent to a residential use from 12 feet to 0 feet.</li> </ul> <p>The applicant is now requesting two additional Exceptions:</p> <ul style="list-style-type: none"> <li>• An Exception to reduce the required side yard setback for commercial parking adjacent to a residential use from 12 feet to 0 feet on the west side of the new parking lot; and,</li> <li>• Exception to reduce required parking from 296 to 85 (211 spaces, 71.3% reduction).</li> </ul>

<b>Development Review Team Contacts</b>	
Applicant: Upper Deck Architects	Planner: Fletcher Lacock
Property Owner(s): Pennington County	Engineer: Dan Kools
Architect: Upper Deck Architects	Fire District: Tim Behlings
Engineer: ACES	School District: Kumar Veluswamy
Surveyor: ACES	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	East of 4th Street, between Kansas City Street and Quincy Street
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Original Township
Land Area	2.57 acres, 112,000 square feet
Existing Buildings	Pennington County Care Campus (34,434 square feet)
Topography	Generally level
Access	Kansas City Street, Quincy Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	Public	Public	Former National American University campus, single family residences
Adjacent North	GC	Public	Pennington County Complex
Adjacent South	OC, HDR	Employment, Urban Neighborhood	Offices, single family residences
Adjacent East	GC/PD	Downtown	Commercial development
Adjacent West	CBD	Downtown	Single family residences

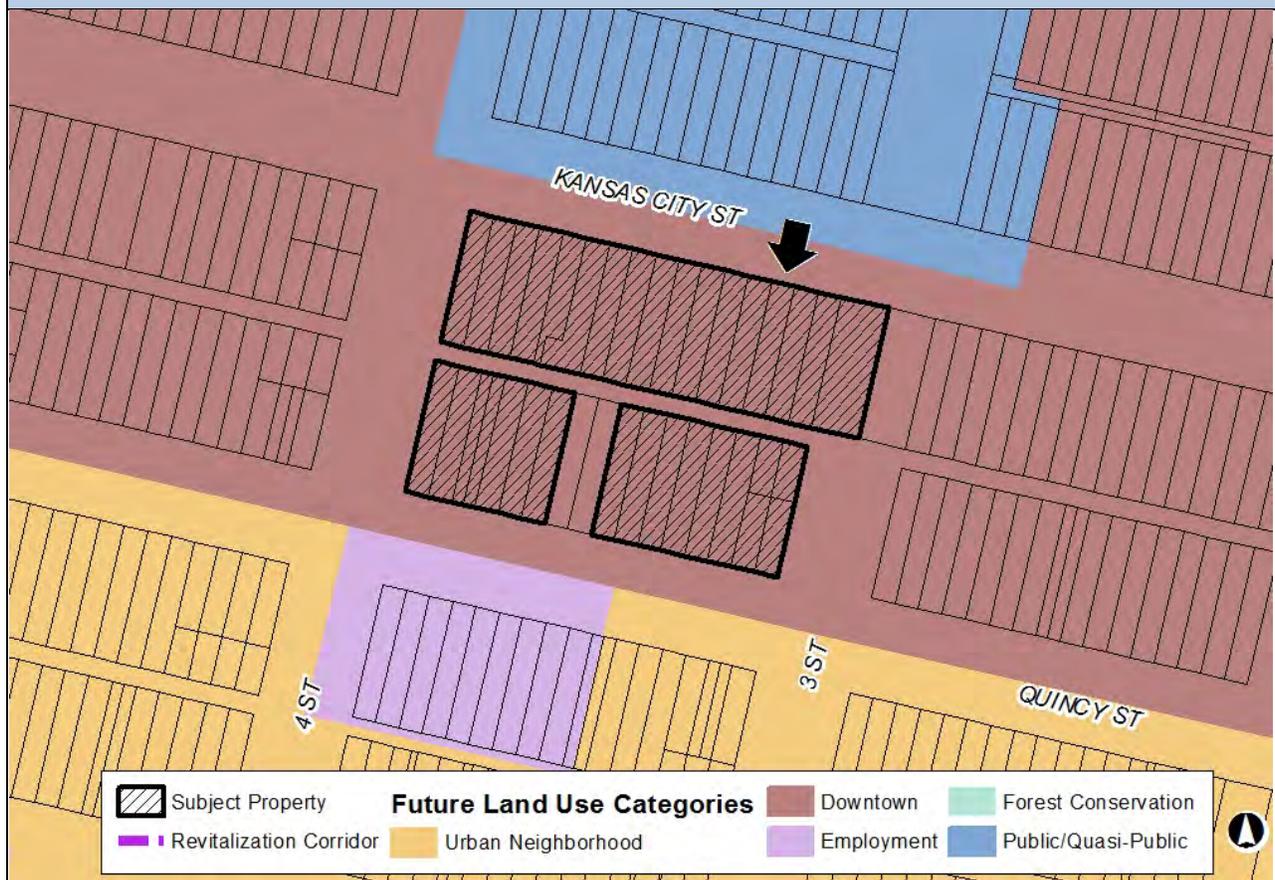
**Zoning Map**



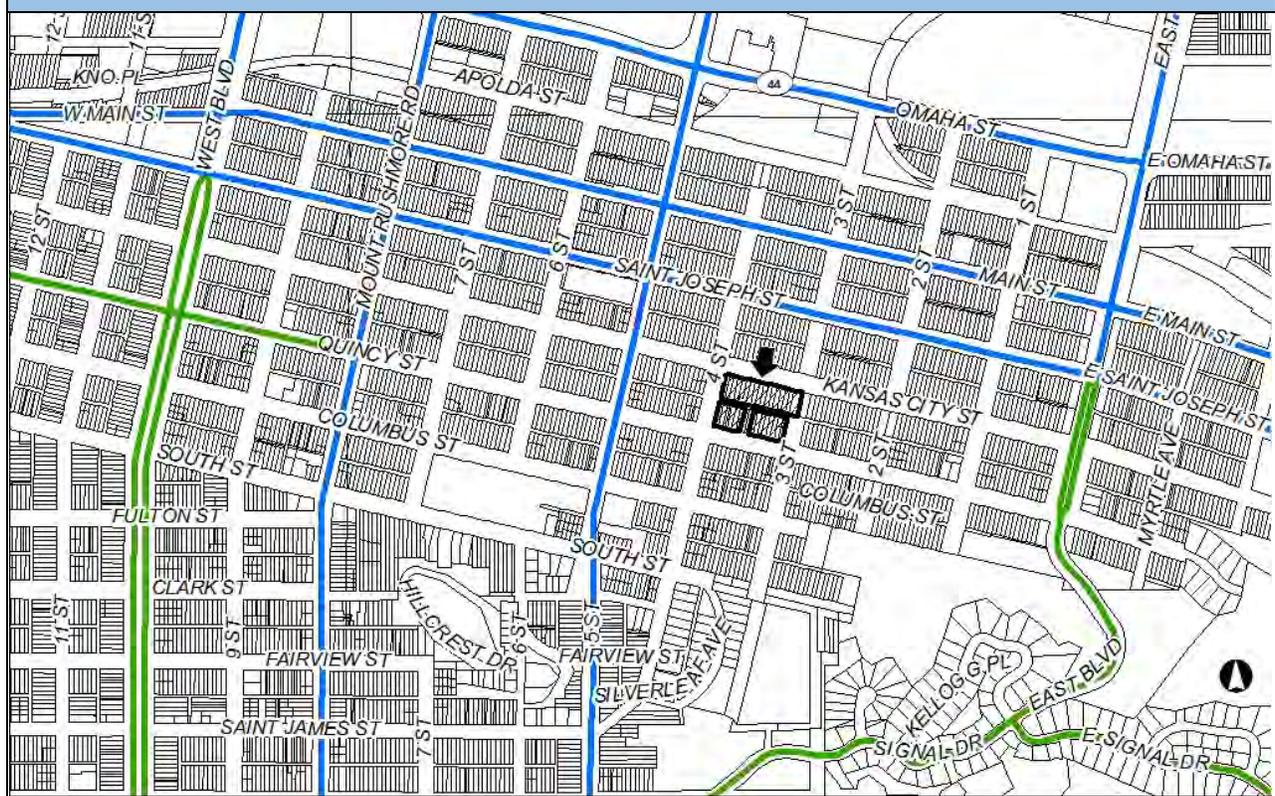
**Existing Land Uses**



### 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>
16PD051	12/08/2018	Major Amendment to allow a medical facility and detox facility with additional parking on the property	Planning Commission approved with stipulations
99PD035	12/20/1999	Major Amendment to a Planned Commercial Development	CC approved with stipulations
<b>Relevant Zoning District Regulations</b>			
<b>Public District</b>	<b>Required</b>	<b>Proposed/Existing</b>	
Lot Area	No minimum required	112,000 square feet	
Lot Frontage	No minimum required	Approximately 1,350 feet	
Maximum Building Heights	4 stories, 45 ft	2 stories, 40 ft, 6 in.	
Maximum Density	Maximum 50%	30%	
Minimum Building Setback:			
• Front	25 ft to Kansas City Street	4 ft to Kansas City Street	
• Rear	25 ft	0 ft to north side of alley	
• Side	25 ft.	54 ft, 6 in	
• Street Side	25 ft to 4 <sup>th</sup> Street, Quincy Street	Minimum 105 ft	
Minimum Landscape Requirements:			
• # of landscape points	77,515 points required	122,556 points provided	
• # of landscape islands	1 required	Exception granted to waive requirement	
Minimum Parking Requirements:			
• # of parking spaces	296 spaces required	Requesting an Exception to reduce the parking to 85 spaces	
• # of ADA spaces	7 ADA, 1 van accessible	4 ADA, 1 van accessible	
Signage	Per RCMC	Per RCMC	
Fencing	Per RCMC, required adjacent to property zoned HDR.	(1) 6-foot-tall vinyl screening fence on the west property line of the proposed parking lot	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Major Amendment to a Planned Development:</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 in a centrally located, fully developed section of the City near the downtown area and was previously developed with a college campus, offices, and single family residences. There are no conditions on the property as a result of the size, shape, or topography of the lot.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property is developed with the Pennington County care facility, a medical and detox center. The applicant has requested this Major Amendment to the Planned Development to renovate 13,700 square feet of the second floor of the existing building for an inpatient treatment program. The application of these regulations to this particular piece of property do not create a practical difficulty or undue hardship.

<p>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;</p>	<p>The previously approved Major Amendment to the Planned Development approved a medical / detox center. The following Exceptions were granted:</p> <ul style="list-style-type: none"> <li>• An Exception to reduce required parking from 241 to 67;</li> <li>• An Exception to allow the existing 4-foot front yard setback, 0-foot rear yard setback to remain;</li> <li>• An Exception to reduce the required landscaping islands from 1 to 0; and,</li> <li>• An Exception to reduce the required side yard setback for commercial parking adjacent to a residential use from 12 feet to 0 feet.</li> </ul> <p>The proposed expansion increases the minimum required parking from 241 parking spaces to 296 parking spaces. As noted above, the Planning Commission granted an Exception to reduce the parking from 241 spaces to 68 spaces. The applicant is now proposing to construct an additional 18 parking spaces and is requesting an Exception to reduce the minimum required parking from 241 parking spaces to 85 parking spaces. The applicant has noted that based on the established operation of these facilities in their existing locations, the availability of parking in other Pennington County facilities, public on-street parking available in the vicinity, and the unique operating hours of some of the proposed uses, the proposed 85 parking spaces will meet the immediate needs of the facility. Based on the availability of public parking in the immediate vicinity of the site and the operation of the unique uses proposed on the site, it appears that the requested Exception to reduce the required amount of parking will not cause undue hardship on the neighborhood or impair the intent of the Zoning Ordinance.</p> <p>The location of the proposed parking lot expansion is adjacent to an existing single family residence. Commercial parking lots located adjacent to residential uses must be set back a minimum of 12 feet from the residential use. The applicant has requested an Exception to reduce the required 12-foot setback to 0 feet. In an effort to minimize the potential impact of this reduced setback, the applicant is proposing a 6-foot-tall, white vinyl screening fence to be located along the western property line, adjacent to the residential lot. The intent of the 12-foot setback is to ensure adequate separation between commercial and residential uses, and to minimize impacts of the parking on the residence. However, based on the predominant character of existing development as high density residential and mixed-use commercial, as well as the proposed screening fence intended to provide separation, it appears that the proposed Exception to reduce the required side yard setback will not cause undue harm to the neighborhood and does not conflict with the intent of the Zoning Ordinance provided that the proposed fence is constructed as proposed.</p>
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4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	Pennington County has acquired lots included as a part of this request and Rezoned the properties to Public District with the intent to provide additional facilities and parking for the services offered by the County. Based on the pre-existing Planned Development for the NAU campus as well as the unique character of this neighborhood, the expansion of the existing Planned Development to include the proposed parking lots is desirable. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	Submitted plans show that the proposed parking lots are being screened from adjacent residential uses through the use of perimeter landscaping and a 6-foot-tall screening fence. It appears that adequate parking is being provided on-site and in nearby Pennington County facilities for the proposed uses. Based on the location of the proposed Pennington County Health facilities within an area anticipated for development as a part of the Downtown designation in the near-term future, and the unique operation of these facilities, it appears that the landscaping plan, screening fence, and design of the structures will reasonably mitigate the impacts of the development.
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 consolidation of social services into the existing NAU building will allow for a more efficient operation and access to services for clients. The requested Exceptions will allow an existing building close to the Downtown area to remain in use while adapting to the unique conditions of the neighborhood. Based on the unique operations of the facility, and the proposed measures to screen parking and enhance the overall design of the site, the requested Major Amendment to the Planned Development is an innovative practice which reasonably achieves the objectives of the Zoning Ordinance.

**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>	
BPG-1.2B	Priority Activity Centers for Reinvestment: The acquisition and redevelopment of the NAU campus building encourages the ongoing reinvestment and redevelopment in and around the Downtown Regional Activity Center.
 <b>A Vibrant, Livable Community</b>	
LC-3.2B	Adaptive Reuse: Existing, abandoned or unused institutional facilities such as the NAU building should be maintained and adapted for use as community facilities, or other neighborhood gathering spaces.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-3.3A	Facility Coordination: Health and social service facilities should be coordinated to encourage location which are convenient for clients, maximize efficiency, and client access.

	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
N/A	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
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

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Public
<b>Design Standards:</b>	
N/A	Public Land Uses: Primary characteristics of land uses within the Public land use designation include City/County/State/Federal facilities including government offices, schools, community centers, and other public services.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Downtown/Skyline Drive Neighborhood
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1H	Interjurisdictional Coordination: The City of Rapid City continues to work with Pennington County on the redevelopment of the property and the coordination of services proposed as a part of this proposed expansion of County/City services available at this location.

<b>The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:</b>	
<p>The applicant is proposing to operate a mix of public health and safety services on the property, including a detox facility, drug treatment, counseling services, City/County Alcohol services, and training facilities within the existing NAU campus building. Additional parking is also proposed as a part of this request. The applicant has proposed a reduction in parking and a unique design of the proposed parking lots, noting that based on the unique use and operation of the facilities as well as the proximity of on-street parking options, sufficient parking will be available for the intended uses. The requested Major Amendment to the Planned Development continues to adapt an existing facility in close proximity to the Pennington County campus in order to consolidate necessary social and health services into one campus. The consolidated campus will result in more efficient, accessible, and functional service for clients.</p>	

<b>Staff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations:</b>	
1.	An Exception to reduce the required amount of parking on the property from 296 spaces

	to 85 spaces is hereby granted. Changes to the uses or operation of the site which result in an increase in the required amount of parking will require a Major Amendment to the Planned Development;
2.	An Exception to reduce the minimum required setback for a commercial parking lot to a residential use from 12 feet to 0 feet is hereby granted, provided that a 6-foot-tall white vinyl screening fence is provided adjacent to the residential use as indicated on submitted plans;
3.	Acknowledge the Exception granted to reduce the required front yard setback along Kansas City Street from 25 feet to 4 feet;
4.	Acknowledge the Exception to reduce the required rear yard setback from 25 feet to 0 feet;
5.	Acknowledge the Exception to reduce the required setback from commercial parking to a residential use from 12 feet to 0 feet is hereby granted, provided that a 6-foot-tall white vinyl screening fence is provided adjacent to the residential use as indicated on submitted plans;
6.	Acknowledge the Exception to reduce the required amount of landscaping islands for the site from 4 to 0;
7.	All signage shall comply with the requirements of the Rapid City Municipal Code. No Light Emitting Diode (LED) message centers are being approved as a part of this Major Amendment to a Planned Development. The future addition of any LED message centers shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign; and,
8.	This Major Amendment to the Planned Development shall allow a medical facility and detox facility with additional parking on the property. All requirements of the Public District shall be maintained unless specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment to the Planned Development. All uses permitted in the Public District which do not increase parking requirements shall be permitted contingent upon an approved Building Permit. All conditional uses in the Public District or uses which increase the required amount of parking on the site shall require 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.*

Applicant Request(s)	
<b>Case #18PD035</b>	Major Amendment to the Planned Development Overlay to expand the boundaries of a medical and detox facility
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.	An air quality permit shall be obtained prior to disturbance of earth greater than one acre;
3.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
4.	All requirements of the currently adopted Building Code shall be met;
5.	All requirements of the International Fire Code shall be met;
6.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
7.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
8.	ADA compliant accessibility shall be maintained as necessary;
9.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Landscaping Ordinance; and,
10.	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.