



Rapid City Planning Commission

Final Planned Development Overlay Project Report

January 10, 2019

Item #2
Applicant Request(s)
Case #18PD037 –Final Planned Development Overlay to allow a Goodwill store
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development Overlay to allow a Goodwill store be approved with the stipulations as noted below.

Project Summary Brief
<p>The applicant has submitted an application for a Final Planned Development Overlay to allow a Goodwill second hand store. The property is located at 611 Timmons Boulevard and is zoned General Commercial District with a Planned Development Designation. The proposed second hand store is 10,031 square feet in size and will sell discounted second hand merchandise. A second hand store is a permitted use within the General Commercial District and the applicant is not seeking any Zoning Exceptions as part of this application.</p> <p>A Planned Development Designation (File# 02PD054) was approved on the property on October 10, 2002 concurrently with a rezoning request (File# 02RZ056) to rezone the property from No Use District to General Commercial District. Rapid City Municipal Code stipulates that any property within a Planned Development Designation must be reviewed and approved as a Final Planned Development Overlay application prior to issuance of a building permit.</p>

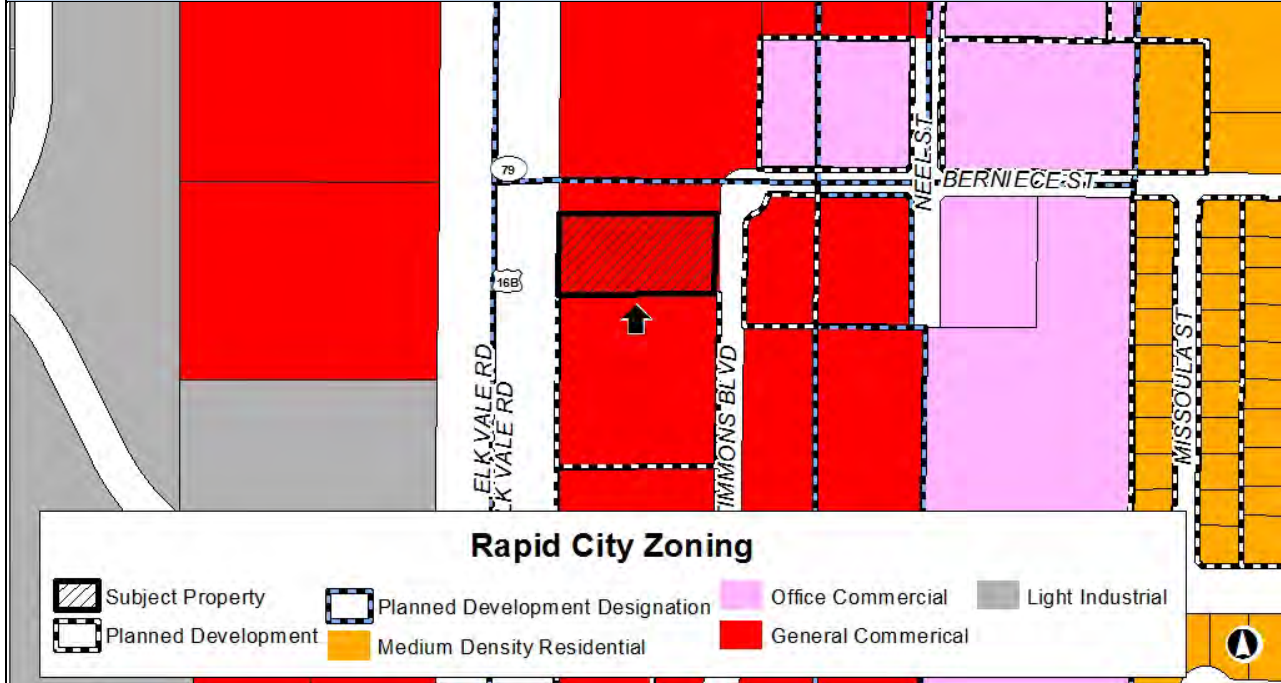
Applicant Information	Development Review Team Contacts
Applicant: Dakota Heartland, Inc.	Planner: John Green
Property Owner: Juneau Drive LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	611 Timmons Boulevard
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Big Sky Business Park
Land Area	1.25 acres, 54,275 square feet
Existing Buildings	None
Topography	Rises 10 feet from east to west
Access	Timmons Boulevard
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills power/MDU
Floodplain	N/A

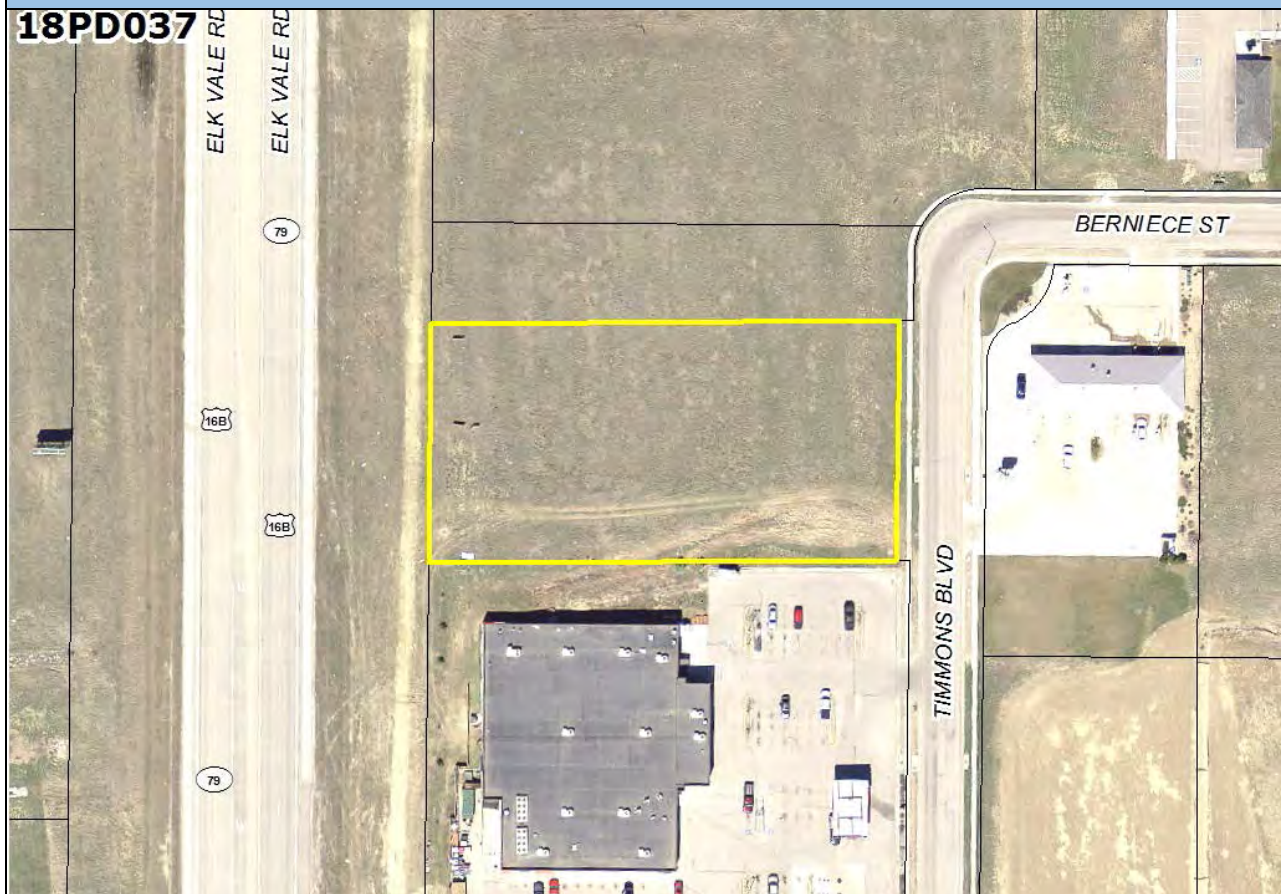
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PDD	UN	No structural development
Adjacent North	GC - PDD	UN	No structural development
Adjacent South	GC - PD	UN	Grocery Store
Adjacent East	GC - PD	UN	Car Wash
Adjacent West	GC	EC	No structural development

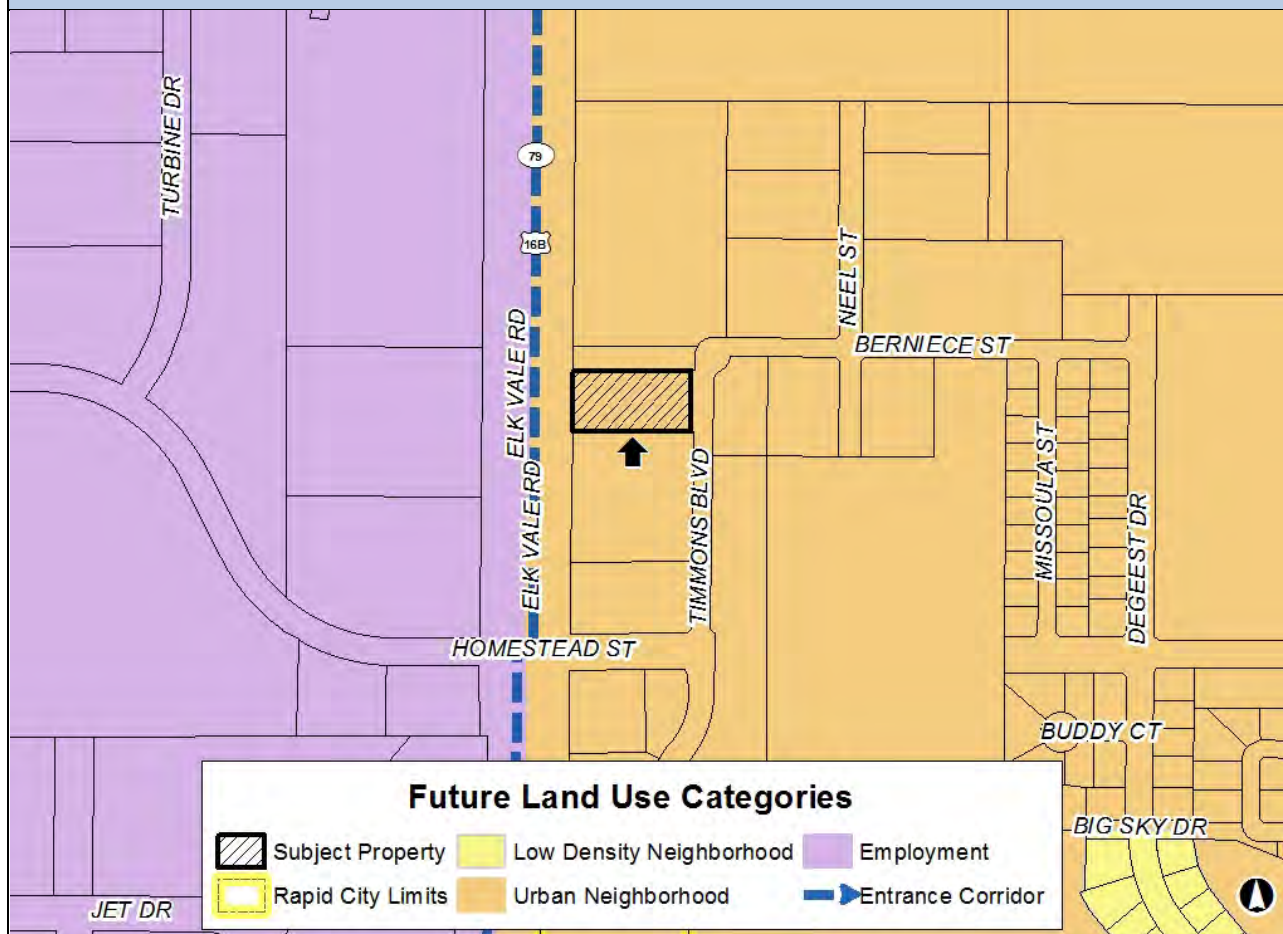
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Employment
- Rapid City Limits
- Urban Neighborhood
- Entrance Corridor

Parks or Transportation Plan



Major Street Plan




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





Relevant Case History			
Case/File#	Date	Request	Action
02PD054	9/12/02	Planned Development Designation	Planning Commission approved 10/10/02
02RZ056	9/12/02	Rezoning request from No Use District to General Commercial District	City Council approved 11/04/02
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	1.25 acres, 54,275 square feet	
Lot Width	N/A	167 feet	
Maximum Building Heights	4 stories or 45 feet	1 story – 23 feet	
Maximum Density	75%	18.5 %	
Minimum Building Setback:			
• Front	25 feet	73 feet	
• Rear	0 feet	128 feet	
• Side	0 feet	56 / 29 feet	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	44,244 points	44,400 points	
• # of landscape islands	1 per 50 spaces	0	
Minimum Parking Requirements:			
• # of parking spaces	35	36	
• # of ADA spaces	2	3	
Signage	As per RCMC 17.50.100	Proposing one 45 foot high pylon sign, one monument style ground sign, and two wall signs	
Fencing	As per RCMC 17.50.340	None proposed	

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 subject property is approximately 1.25 acres in size and is situated on the western side of Timmons Boulevard. The property is zoned General Commercial District with a Planned Development Designation (02PD054). The lot is currently void of any structural development. The applicant is proposing to construct a 10,031 square foot second hand store on the property with access via Timmons Boulevard. A second hand store is a permitted use with in the General Commercial District and the applicant is not requesting any exceptions as a part of this Final Planned Development Overlay. Pursuant to Rapid City Municipal Code Section 17.50.250, review and approval of a Final Planned Development Overlay application is required for all properties within a Planned Development Designation prior to issuance of a building permit. Access to the proposed store will be via two separate driveways off of Timmons Boulevard. Staff has noted that the northern approach must be designed as a shared access with the adjacent property due to the access constraints on the adjacent

	property. In particular, the adjacent property abuts Timmons Boulevard along a curved section of the street. Prior to issuance of a Building Permit, a 40 foot wide by 40 foot long Shared Access Easement must be recorded along the common lot line between the subject property and the adjacent property directly north of the subject property. The Shared Access Easement will provide access to both properties while limiting the number of separate approaches on the western side of Timmons Boulevard.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant is proposing to construct a 10,031 square foot second hand store on the subject property. The store will offer discounted second hand apparel, household items, toys, and general merchandise. A second hand store is a permitted use within the General Commercial District.
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:	No Exceptions are being requested as part of this Final Planned Development Overlay application.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A second hand store is a permitted use within the General Commercial District.
5. Any adverse impacts will be reasonably mitigated:	The stipulations of approval of this application will serve to reasonably mitigate any adverse impacts.
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:	No Exceptions are being requested as part of this Final Planned Development Overlay 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	
BPG-1.1A	Compact Growth: The proposed Goodwill store promotes infill and development of a vacant City lot near an emerging commercial area along Timmons Boulevard and Elk Vale Road.
 A Vibrant, Livable Community	
LC-1.3A	Gateway and Entrance Corridor Standards: The proposed development will have bermed landscaping along its western property boundary to screen the development from Elk Vale Road and preserve the open space and vistas along a primary entrance corridor to the City and the Black Hills.
 A Safe, Healthy, Inclusive, and Skilled Community	

	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: On the City's Major Street Plan, Elk Vale Road is identified as a Principal Arterial street. Access to the proposed development will be via Timmons Boulevard.
	Economic Stability and Growth
EC-1.2A	Housing Stock: N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Final 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 Final 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	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
GDP-N3	Cluster Development: The proposed development will include bermed landscaping adjacent to Elk Vale Road to preserve scenic views and screen the development from traffic along Elk Vale Road.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1E	Entrance Corridors: Bermed landscaping will be provided along the western property boundary of the proposed development to screen the site from traffic along Elk Vale Road.

Findings	
Staff has reviewed the Final Planned Development Overlay to allow a Goodwill store 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 application appears to meet all staff requirements of approval.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow a Goodwill store be approved with the following stipulations:	
1.	Prior to issuance of a Building Permit, a 40 foot wide by 40 foot long Shared Access Easement shall be recorded along the common lot line between the subject property and the adjacent property north of the subject property;
2.	Upon submittal of a Building Permit, site plans shall be revised to show a minimum of one ADA Van Accessible parking space. The Van Accessible space shall show an access aisle on the passenger side of the vehicle that is a minimum of 96 inches

	wide; and,
3.	The Final Planned Development shall allow a Goodwill store in the General Commercial District. All requirements of the General Commercial District shall be maintained unless specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment to the Planned Development. All uses permitted in the General Commercial District which do not increase parking requirements shall be permitted contingent upon an approved Building Permit. All conditional uses in the General Commercial District or uses which increase the required amount of parking on the site shall require a Major Amendment to the Planned Development. No electronic reader board signs are being approved as part of this Final Planned Development Overlay. All electronic reader board signs shall require review and approval of a Major Amendment to the Final Planned Development Overlay.



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.	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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;	
5.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading;	
6.	ADA accessibility shall be provided throughout the structure and site as necessary;	
7.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;	
8.	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,	
9.	All applicable provisions of the adopted International Fire Code shall continually be met.	
10.	All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Final Planned Development Overlay. Changes to the proposed sign package, which the Department of Community Development Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Development. All signage not in conformance with the Sign Code shall require a Major Amendment to the Final Planned Development. Any proposed electronic reader board signs shall require the review and approval of a Major Amendment to the Final Planned Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign;	