



Rapid City Planning Commission

Planned Development Overlay Project Report

May 9, 2019

Item #7
Applicant Request(s)
Case #19PD008 – Major Amendment to a Planned Development Overlay to allow an accessory structure
Companion Case(s) # N/A

Development Review Team Recommendation(s)
If the Planning Commission determines that the operation / security plan is appropriate, staff recommends that the Major Amendment to a Planned Development Overlay be approved with the stipulations noted below.

Project Summary Brief

(Update April 29, 2019. All revised and/or added text is shown in bold.) This item was continued from the April 4, 2019 Planning Commission meeting to allow the applicant to submit an operations / security plan for the overlook. On April 10, 2019, staff met with representatives from the Parks Department and Rapid City Police Department (RCPD) to discuss security issues. Parks Department indicated that a security company is currently utilized to close down the overlook at night. In addition, the RCPD has indicated that extra patrols are already performed along Skyline Drive. On April 16, 2019, the Parks Department submitted a proposed operation plan identifying existing and proposed security measures including additional staff checks, video cameras, security lighting, and use of a gate. The private security company will close the gate to the parking lot when they lock up the bathrooms. **If the Planning Commission determines that the operation / security plan is appropriate, staff recommends that the Major Amendment to a Planned Development Overlay be approved.** The applicant has submitted a Major Amendment to a Planned Development Overlay to allow an accessory structure. In particular, the Parks Department is proposing to construct a picnic shelter measuring 20 feet by 20 feet that overlooks the city. The applicant is requesting an Exception to reduce the minimum required front yard setback for an accessory structure from 35 feet to 23 feet. The property is a part of the Skyline Wilderness Area developed with trails for hiking and biking. Previously, a portion of Skyline Drive was vacated and the road was relocated to construct parking and a trailhead which is partially located on the subject property.

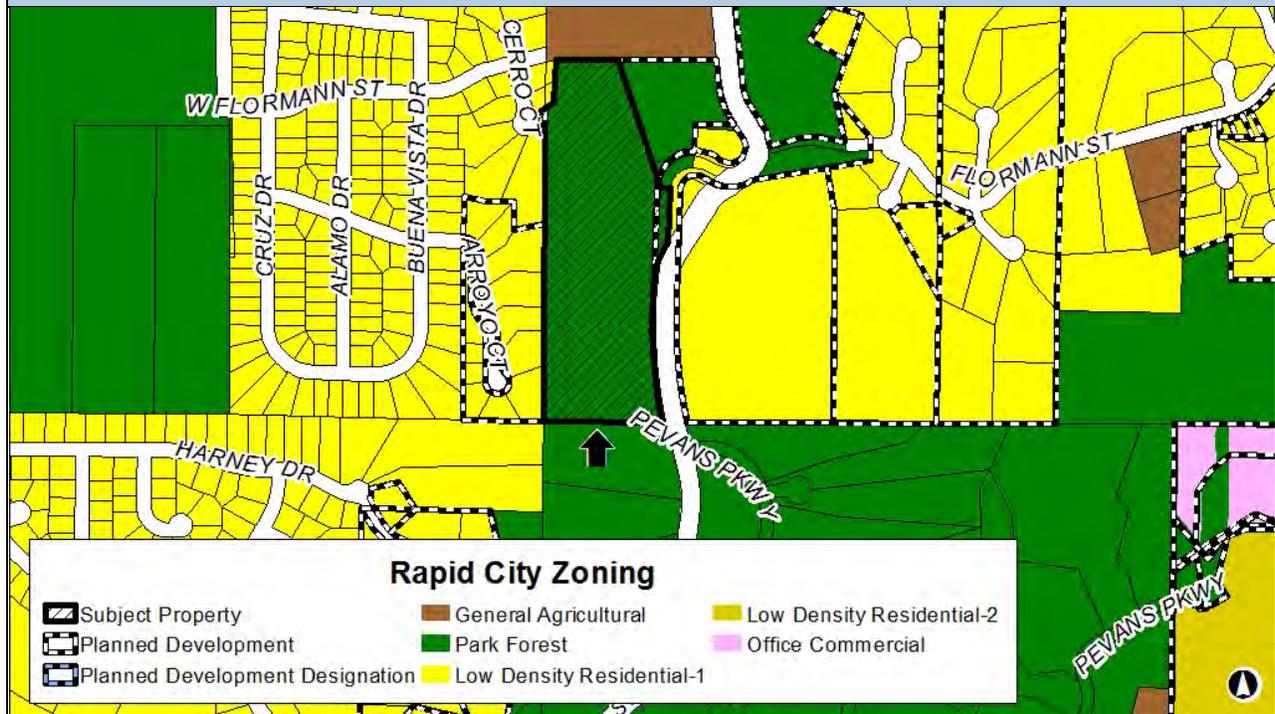
Applicant Information	Development Review Team Contacts
Applicant: Parks and Recreation Department	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2210 Cerro Court
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Kepp Heights Subdivision #3
Land Area	15.426 acres
Existing Buildings	N/A
Topography	Drops in elevation from east to west approximately 182 feet
Access	Skyline Drive and Cerro Court
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

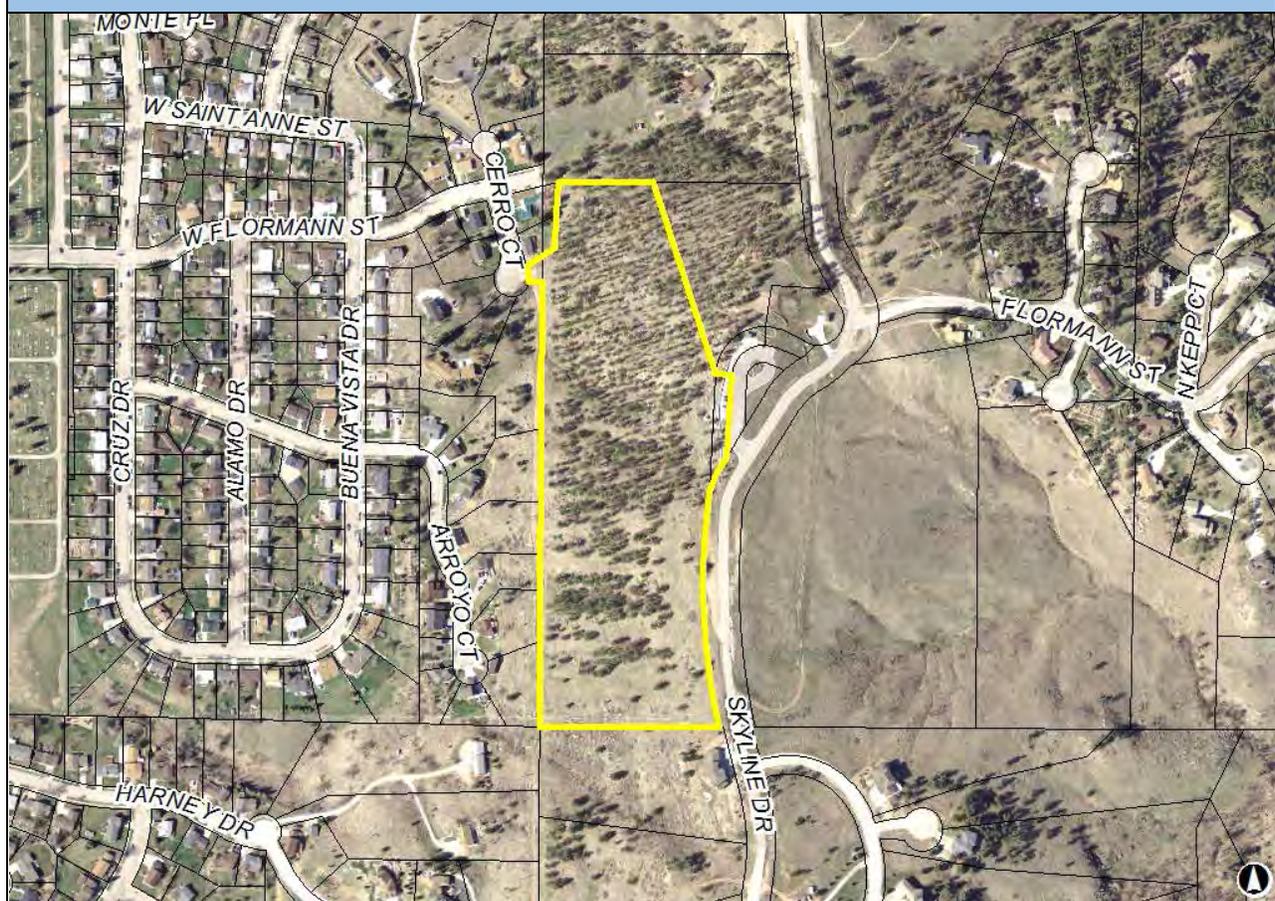
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PF - PD	PG	Skyline Wilderness Area
Adjacent North	GA	LDN	Single-family dwelling
Adjacent South	PF	FC	Single-family dwelling
Adjacent East	LDR - PD	PG	Skyline Wilderness Area
Adjacent West	LDR - PD	LDN	Single-family dwellings

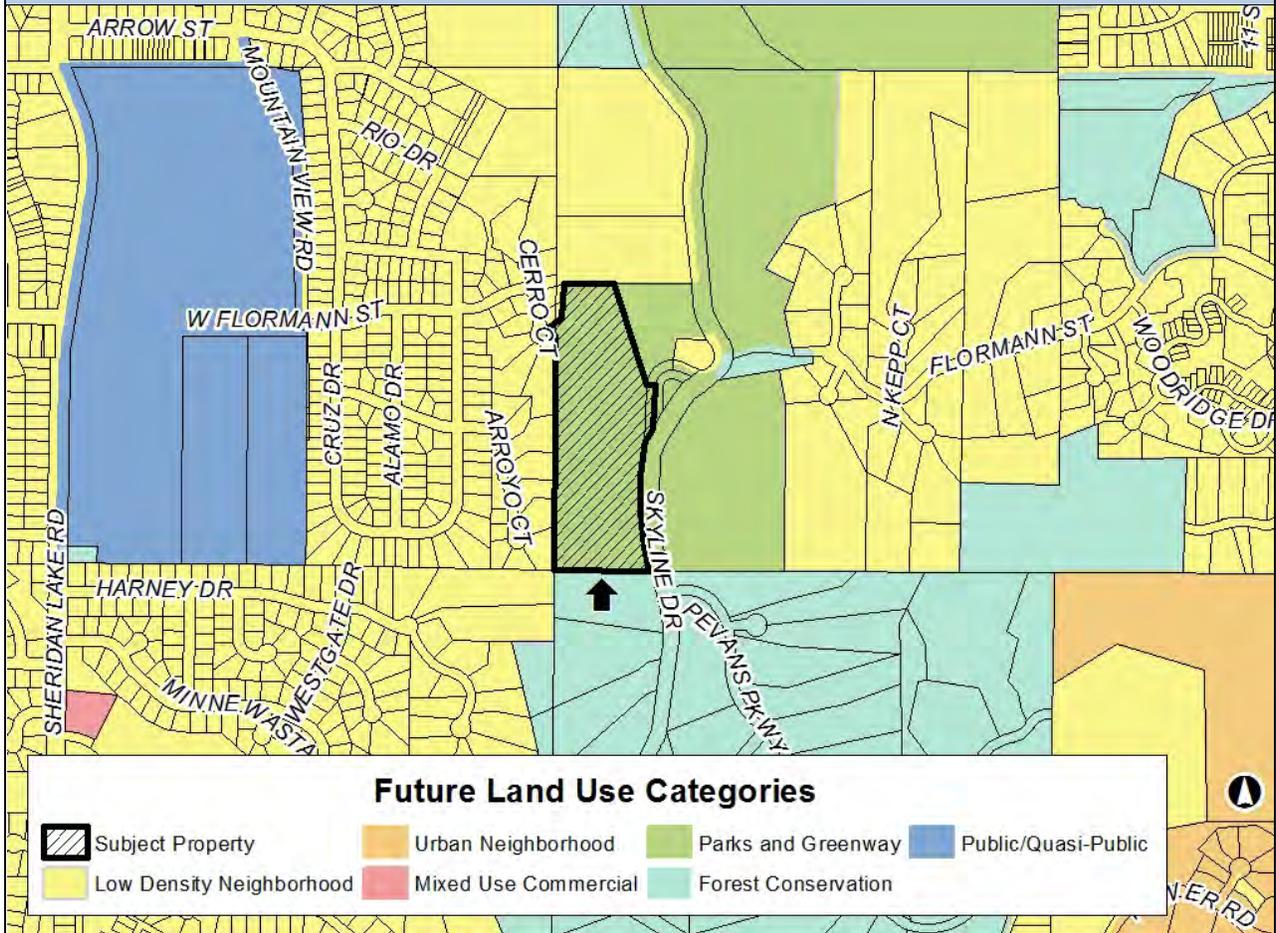
Zoning Map



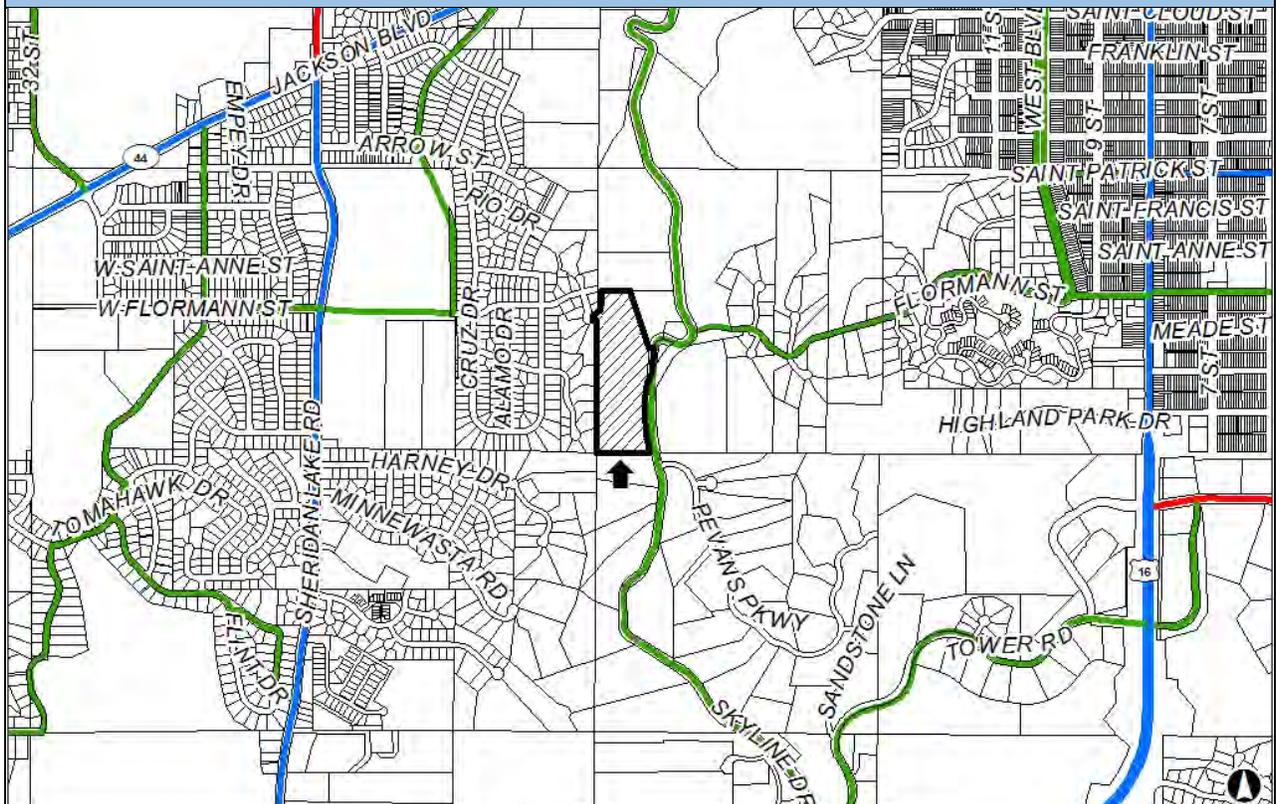
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
14PD019	08/21/2014	Final Planned Development Overlay to construct public park amenities	Planning Commission approved with stipulations
Relevant Zoning District Regulations			
Park Forest District		Required	Proposed
Lot Area		3 acres	15.426 acres
Lot Frontage / Width		100 feet	Approximately 920 feet
Maximum Building Heights		15 feet for accessory structures	13 feet
Maximum Density		25%	Less than 1%
Minimum Building Setback:			
• Front		35 feet for an accessory structure	Requesting an Exception to allow a 23 foot setback for an accessory structure
• Rear		20 feet for an accessory structure	Approximately 462 feet
• Side		40 feet for an accessory structure	550 feet to the south and 922 feet to the north
• Street Side		35 feet for an accessory structure	N/A
Minimum Landscape Requirements:			
• # of landscape points		N/A	N/A
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		23	23
• # of ADA spaces		1 ADA van accessible	4 ADA with 2 being van accessible
Signage		Per Sign Code	None proposed
Fencing		None Required	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 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 property is approximately 15.426 acres in size and is a part of the Skyline Wilderness Area which has been developed with hiking and biking trails. The Skyline Wilderness Area is comprised of steep hillsides.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The proposed picnic shelter is an accessory structure requiring a minimum 35 foot front yard setback. Skyline Drive is identified as a Collector Street on the City's Major Street Plan requiring primary structures to provide a 25 foot front yard setback. The applicant is requesting an Exception to allow a front yard setback of 23 feet for an accessory structure. There are steep slopes that preclude moving the structure further west to provide the minimum required setback.
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:	Skyline Drive is identified as a Collector Street on the City's Major Street Plan requiring a minimum of 68 feet of right-of-way. The right-of-way is approximately 100 feet wide to accommodate for the roadway in steep terrain. The applicant is requesting an Exception to reduce the minimum required front yard setback for an accessory structure from 35 feet to 23 feet. The setback from the street surface will be between 55 and 60 feet providing

	separation between the shelter and the street.
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 Park Forest District with a Planned Development Overlay. The property is developed as a part of the Skyline Wilderness Area with trails for hiking and biking. The north side of the property is developed with parking and a trailhead. The applicant is proposing to construct an accessory structure to provide shelter at an overlook of the City. The steep topography of the property limits the developable area of the site.
5. Any adverse impacts will be reasonably mitigated:	The site plan identifies a sidewalk from the parking lot to the proposed shelter. Public Works staff has indicated that the proposed sidewalk must be designed in compliance with the Infrastructure Design Criteria Manual to provide ADA accessibility.
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 front yard setback maintains a separation of at least 50 feet between the proposed picnic shelter and the paved area for Skyline Drive. As noted above, the right-of-way width of Skyline Drive exceeds the minimum required due to the topographical constraints.

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
LC-3.2A	Park and Facility Maintenance: The property is the location of an overlook and trailhead in the Skyline Wilderness Area. The applicant is proposing to construct a new amenity to the area.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.1C	Recreation Options: The Skyline Wilderness Area is developed with hiking and biking trails with parking at trailheads.
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: Skyline Drive is identified as a Collector Street on the City's Major Street Plan. As noted above, the right-of-way width exceeds the minimum required due to the steep topography.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
RC-1.1A	Existing Park Maintenance and Enhancement: The proposed picnic shelter is an enhancement to an existing park and will provide shelter at an existing overlook.



Responsive, Accessible, and Effective Governance

GOV-2.1A	<p>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 application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.</p>
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Parks and Greenspace
Design Standards:	
N/A	The property is developed as a part of the Skyline Wilderness Area which is developed with hiking and biking trails accessed from trailheads.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
SLR-NA1.1D	<p>Regional Recreation: The proposed picnic shelter provides an additional amenity at an existing overlook associated with an adjacent trailhead in the Skyline Wilderness Area.</p>

Findings

Staff has reviewed the Major Amendment to a Planned Development Overlay to allow an accessory structure 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 applicant is proposing to construct a picnic shelter at an existing overlook located adjacent to a trailhead in the Skyline Wilderness Area. The applicant is requesting an Exception to reduce the minimum required front yard setback for an accessory structure from 35 feet to 23 feet. Skyline Drive is identified as a Collector Street on the City’s Major Street Plan requiring a minimum right-of-way width of 68 feet. Skyline Drive is dedicated with approximately 100 feet of right-of-way to accommodate the street section through steep terrain. The front yard setback from the street edge will be greater than 50 feet providing adequate separation between the proposed structure and the street. The applicant should be aware that the proposed sidewalk must be designed as per the Infrastructure Design Criteria Manual.

Planning Commission Recommendation and Stipulations of Approval

<p>If the Planning Commission determines that the operation / security plan is appropriate, staff recommends that the Major Amendment to a Planned Development Overlay be approved with the following stipulations:</p>	
1.	An Exception is hereby granted to reduce the minimum required front yard setback for an accessory structure from 35 feet to 23 feet;
2.	Upon submittal of a Building Permit, the sidewalk shall be designed and provided in compliance with the Infrastructure Design Criteria Manual;
3.	Any new signage shall meet the requirements of the Rapid City Sign Code. No Light Emitting Diode (LED) message centers are being approved as a part of this request. A sign permit shall be obtained for any signage; and,
4.	The Major Amendment to a Planned Development Overlay shall allow for a picnic shelter. The operation / security plan shall be enforced continually. Any change in use that is a permitted use in the Park Forest District in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Park Forest District shall require the review and approval of a Major Amendment to the Conditional Use Permit.



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.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
2.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development Overlay or a subsequent Major Amendment;
3.	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;
4.	All requirements of the currently adopted Building Code shall be met;
5.	All applicable provisions of the adopted International Fire Code shall continually be met; and,
6.	ADA accessibility shall be provided throughout the structure and site as necessary.