



# Rapid City Planning Commission Planned Development Overlay Project Report

April 25, 2019

<b>Item #10</b>
<b>Applicant Request(s)</b>
Case #19PD012 – Major Amendment to a Planned Development Overlay to allow a medical office
Companion Case(s) # N/A

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

<b>Project Summary Brief</b>
The applicant has submitted a Major Amendment to a Planned Development Overlay to allow a medical office. In particular, the applicant is proposing to open a chiropractic office in the former location of a funeral home. The existing building measures 7,750 square feet in size. The applicant is proposing to re-finish the interior, construct a 600 square foot addition on the east side of the structure, and create a mezzanine. The applicant is requesting an Exception to waive the requirement to construct an opaque screening fence on the property line where the lot abuts the rear yard of single-family homes.

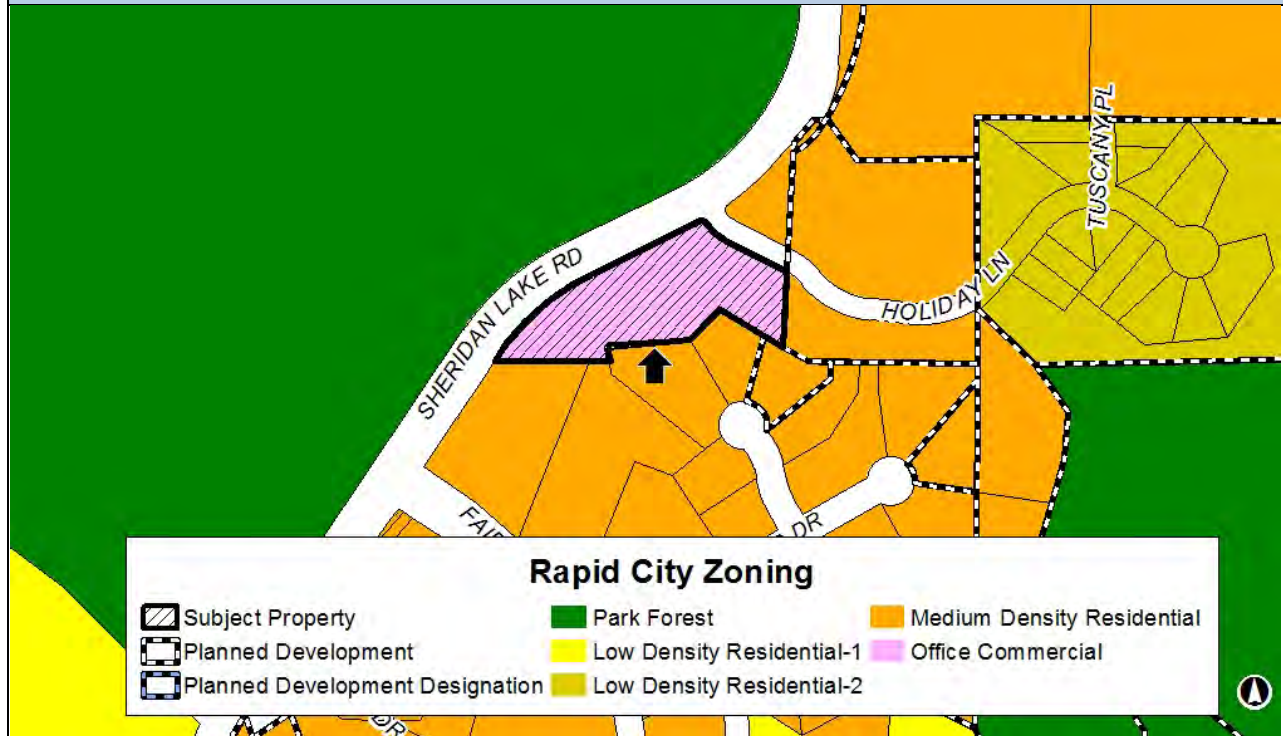
Applicant Information	Development Review Team Contacts
Applicant: Yeshua LLC	Planner: Fletcher Lacock
Property Owner: Serenity Springs Partners LLC	Engineer: Todd Peckosh
Architect: ARC International Inc.	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3808 Sheridan Lake Road
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Sandstone Ridge Subdivision
Land Area	2.3 acres
Existing Buildings	7,745 square feet
Topography	Rises in elevation from west to east approximately 26 feet
Access	Holiday Lane
Water Provider	Rapid City
Sewer Provider	Black Hills Power/ MDU
Electric/Gas Provider	N/A
Floodplain	3808 Sheridan Lake Road
Other	Sheridan Lake Road Neighborhood Area

**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR / PD	UN	Funeral home
Adjacent North	PF	PG	Golf course
Adjacent South	MDR	UN	Single-family and multi-family dwellings
Adjacent East	MDR / PD	UN	Drainage lot
Adjacent West	PF	PG	Golf course

**Zoning Map**

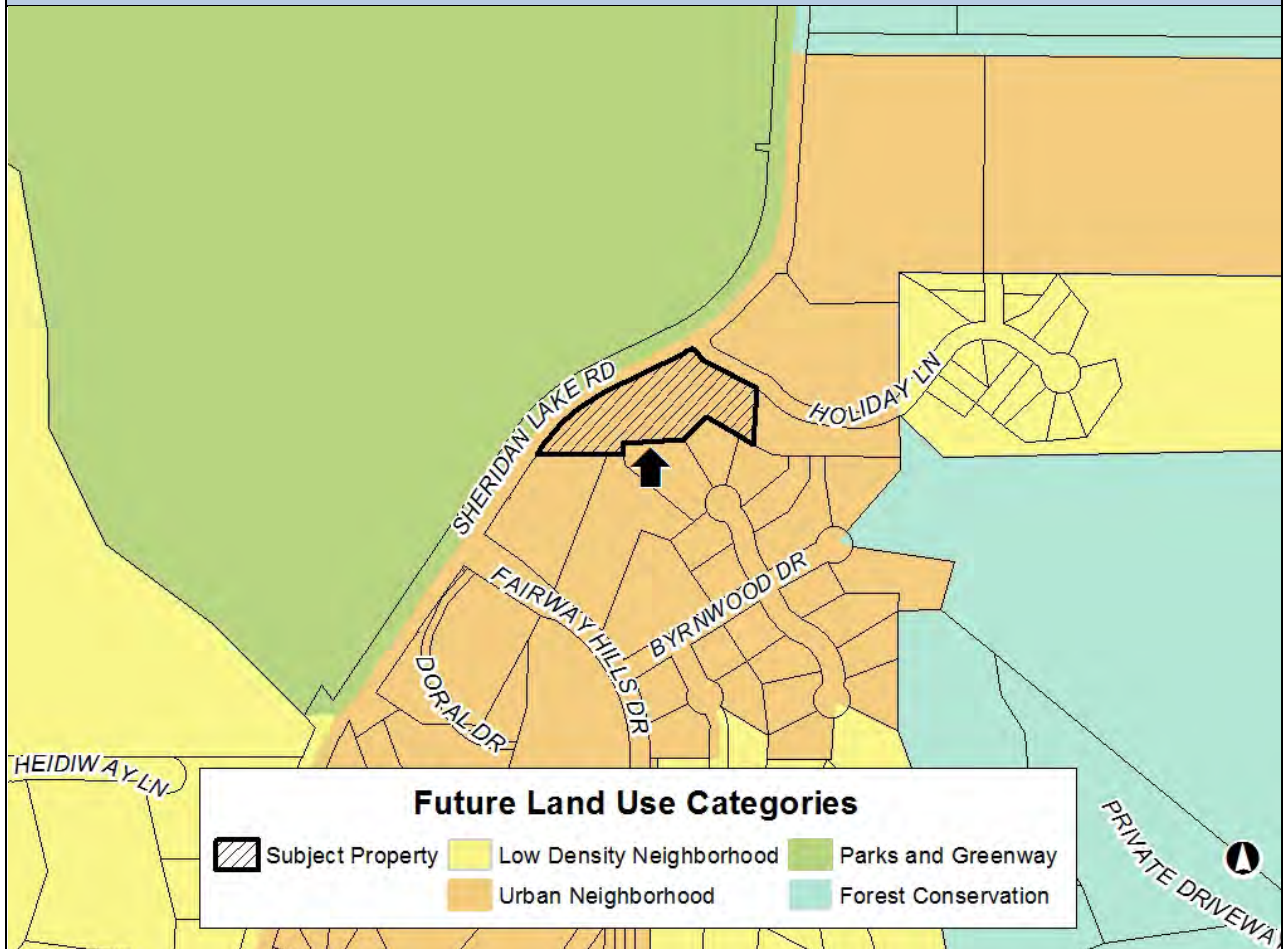


**Existing Land Uses**

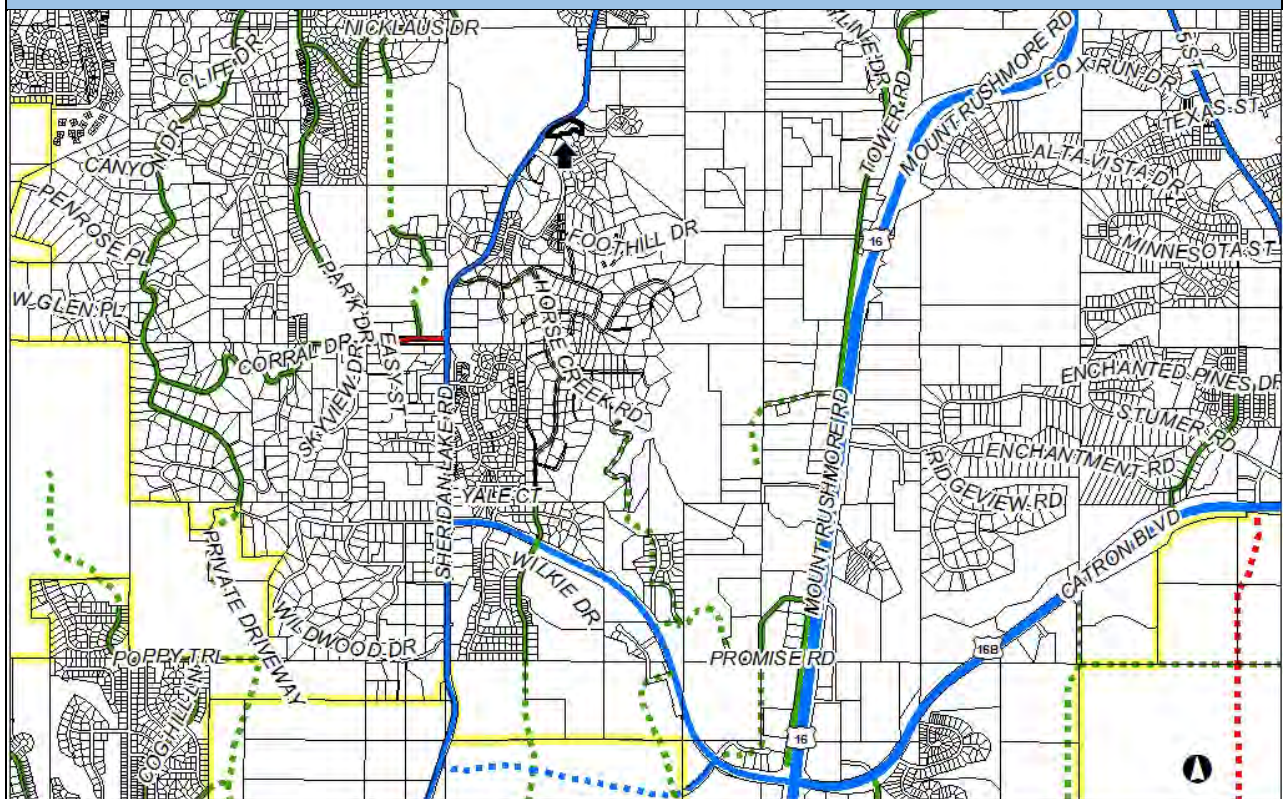




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan

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

<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
04PD057	11/04/2004	Major Amendment to a Planned Development Overlay to allow a funeral home	Approved with stipulations
05PD076	12/08/2005	Major Amendment to a Planned Development Overlay to revise sign package and landscaping	Approved with stipulations
19RZ001	03/18/2019	Medium Residential District to Office Commercial District	CC approved
<b>Relevant Zoning District Regulations</b>			
Office Commercial District		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	100,188 square feet
Lot Frontage / Width		N/A	Approximately 530 feet
Maximum Building Heights		3 stories or 35 feet	One-story / 23 feet
Maximum Density		35%	7.7%
Minimum Building Setback:			
• Front		25 feet	61 feet
• Rear		25 feet	25.5 feet
• Side		25 feet	220 feet
• Street Side		25 feet	150 feet
Minimum Landscape Requirements:			
• # of landscape points		92,443	108,500
• # of landscape islands		1	2
Minimum Parking Requirements:			
• # of parking spaces		31	70
• # of ADA spaces		2	3
Signage		As per RCMC 17.50.080	Proposing new wall signage and to utilize existing ground signs
Fencing		As per RCMC 17.50.340	Requesting an Exception to waive the screening fence required along south property line where abuts rear yard of dwellings


<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 for a Planned Development Overlay:</b>	
<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 approximately 2.3 acres in size and is developed with a commercial structure measuring 7,750 square feet in size and which was previously the location of a funeral home. The applicant is proposing to convert the structure from a funeral home to a chiropractic office. The east side of the property is developed with a drainage area. In addition, there is a rising slope on the south side of the property where the single-family neighbors are located.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property was originally developed in a Planned Development Overlay which approved a mix of residential and commercial uses in the area. On March 18, 2019, the City Council approved Rezoning request (File #19RZ001) from Medium Density Residential District to Office Commercial District. A medical office is a permitted use in the district.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the	The applicant is requesting an Exception to waive the requirement to provide an opaque property-line screening fence along the rear yards of adjacent single-family









<p>public good or impair the purposes and intent of these regulations:</p>	<p>residential properties. The property rises in elevation from north to south on the south side of the property. Due to the elevation differential, a screening fence along the property line would not provide the buffer intended by the Zoning Ordinance. In addition, there is an existing fence located on the properties to the west. The applicant has stated that a tree buffer will be planted east of the existing fence as discussed with the neighbor. The east side of the property and property to the east is developed with a drainage area. A screening fence may impact the drainage area and does not serve the purpose intended. Staff recommends that the Exception request be granted provided that landscape screening be provided as shown on the submitted site plan.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>The property is zoned Office Commercial District with a Planned Development Overlay. A medical office is a permitted use in the Office Commercial District.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>As noted above, the applicant is requesting an Exception to waive the requirement to provide an opaque property-line screening fence where the property abuts residential districts. The applicant has indicated that the existing fencing on the neighbors property, landscaping, and the proposed landscape buffer will provide the separation intended by the Zoning Ordinance.</p> <p>Sidewalk is located along Sheridan Lake Road. However, there are no sidewalks located along Holiday Lane. The applicant should be aware that upon submittal of a Building Permit, sidewalks must be shown on the site plan or a Variance must be obtained to waive the construction of sidewalk along Holiday Lane.</p>
<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:</p>	<p>The topography on the south side of the property rises in elevation up to the adjacent single-family residences. A six-foot high property-line screening fence would not serve the purpose of providing a buffer. There is an existing fence on the neighboring properties along the west side. The applicant is proposing to plant additional trees east of the fence. The east side of the subject property is developed with a drainage area with existing trees and vegetation. Providing a fence in this area may impact the drainage and would require removing the existing trees and vegetation which already provide a buffer. Staff recommends that the Exception be granted provided the landscape buffer is planted as per the submitted site plan.</p>

**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:**

<p align="center"><b>Comprehensive Plan Conformance – Core Values Chapters</b></p>	
	<p align="center"><b>A Balanced Pattern of Growth</b></p>
<p>BPG-3.1A</p>	<p><b>Balanced Uses:</b> The proposed Major Amendment to a Planned Development Overlay supports the Comprehensive Plan goal of providing a mix of residential and commercial uses throughout the City.</p>

 <b>A Vibrant, Livable Community</b>	
LC-3.1C	<b>Compatible Infill and Redevelopment:</b> The property is the former location of a funeral home. The applicant is proposing to convert the structure for use as a physical therapy / medical office.
 <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 is identified as a Principal Arterial Street on the City's Major Street Plan. Access to the property is from Holiday Lane, the lower order street.
TI-2.3A	<b>Sidewalk Inventory:</b> Sidewalk is located along Sheridan Lake Road. However, there are no sidewalks located along Holiday Lane. As such, upon submittal of a Building Permit, sidewalks must be shown on the site plan or a Variance must be obtained.
 <b>Economic Stability and Growth</b>	
EC-1.3A	<b>Local Business Support:</b> The Major Amendment to a Planned Development Overlay supports the investment of a local business in the community.
 <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 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
<b>Future Land Use Plan Designation(s):</b>	Urban Neighborhood
<b>Design Standards:</b>	
N/A	The Urban Neighborhood designation identifies health services as a secondary use. The applicant is proposing to convert a funeral home into a physical therapy / medical office.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	Sheridan Lake Road Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
N/A	The subject property was developed through a Planned Development Overlay which supported a mix of residential and commercial uses in the area. The property was recently Rezoned from Medium Density Residential District to Office Commercial District. The applicant is proposing to convert a funeral home into a medical office.

**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 convert a funeral home into a medical office specifically for physical therapy. On March 18, 2019, the City Council approved Rezoning request (File #19RZ001) from Medium Density Residential District to Office Commercial District. A medical office is a permitted use in the district. The applicant is requesting an Exception to waive the requirement to provide a six-foot high opaque screening fence along the south property line. There is an existing fence located on the adjacent properties along the west side. The applicant is proposing to plant a landscape buffer east of the fence to provide additional landscape buffering which extends east to Holiday Lane. The existing vegetation provides a physical buffer. The slopes would negate the effectiveness of a property-line fence. In addition, a fence may have a negative impact on drainage and would require removal of vegetation.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Major Amendment to a Planned Development Overlay be approved with the following stipulations:

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|----|---|
| 1. | An Exception is hereby granted to waive the screening fence requirement provided that a landscape buffer be provided as per the submitted site plan;  |
| 2. | Upon submittal of a Building Permit, the site plan shall be revised to show sidewalk along Holiday Lane or a Variance shall be obtained to waive the requirement;   |
| 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 medical office. Any change in use that is a permitted use in the Office Commercial 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 Office Commercial 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.*

Applicant Request(s)	
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<b>Companion Case(s) #</b>	N/A
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.