



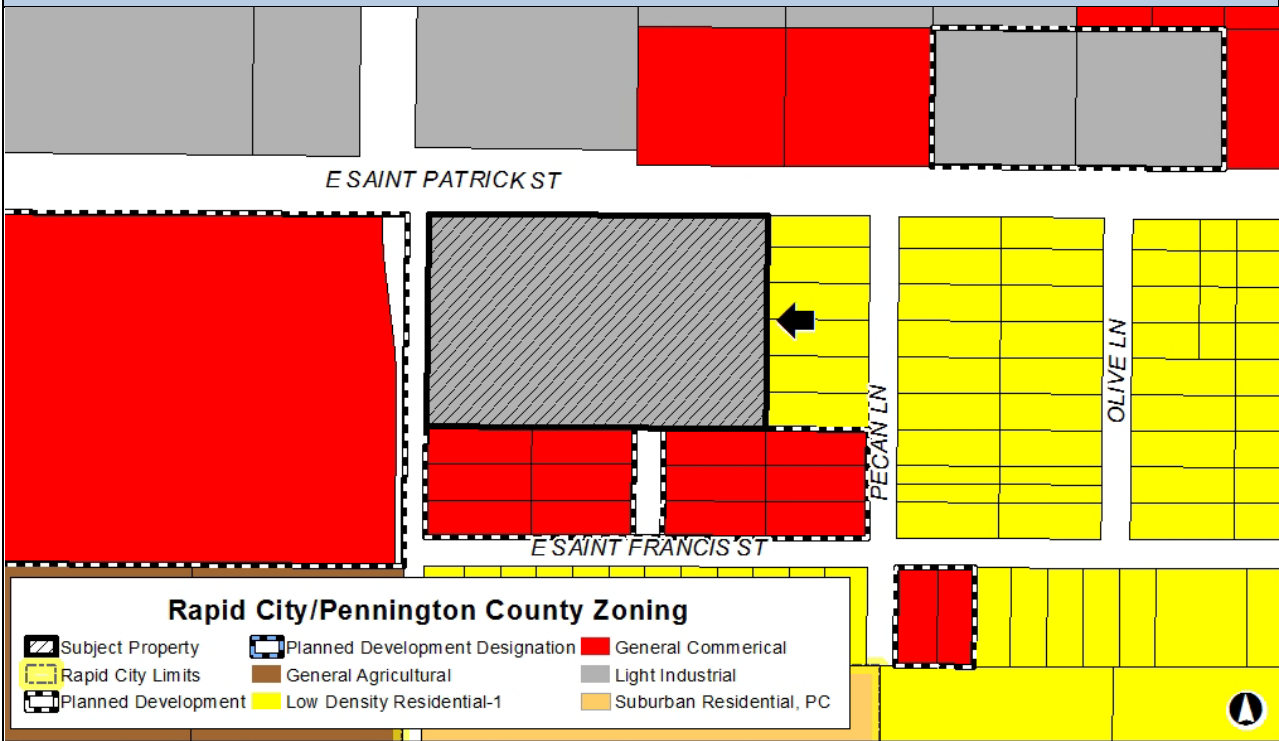
Rapid City Planning Commission Planned Development Overlay Project Report

April 25, 2019

Item #5	
Applicant Request(s)	
Case #19PD010 – Major Amendment to a Planned Development Overlay to allow office use and storage for a roofing and siding business	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Major Amendment to a Planned Development Overlay be approved with the stipulations noted at the end of the project report.	
Project Summary Brief	
<p>On June 24, 2010, the Planning Commission approved an Initial and Final Planned Development Overlay to allow an asphalt paving company and recreational vehicle sales on the property. The applicant has subsequently submitted a Major Amendment to the Planned Development Overlay to allow the property to be used for office and storage for a roofing and siding business to be known as “Black Hills Exteriors”. The applicant has indicated that the project will be completed in three phases as follows:</p> <p>Phase One (completed in 2019-2020):</p> <ul style="list-style-type: none"> • Remodeling the northerly portion of the existing structure into office and storage • Removing a portion of the existing building • Providing 22 paved parking spaces • Provide screening along the northern portion of the enclosed storage yard (screening exists along the southern portion of the storage yard) • Provide sidewalk along the western portion of E. Saint Patrick Street <p>Phase Two (completed 2020-2025):</p> <ul style="list-style-type: none"> • Reconstruction of the middle storage building • Installation of a 16 foot wide paved circulation aisle • Provide screening along the east and west portions of the storage area <p>Phase Three (completed 2025+)</p> <ul style="list-style-type: none"> • Future development in compliance with the Light Industrial District • Extend sidewalk along the balance of E. Saint Patrick Street 	
Applicant Information	Development Review Team Contacts
Applicant: Highland Properties LLC	Planner: Vicki L. Fisher
Property Owner: Highland Properties LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc.	School District: N/A
Surveyor: Fisk Land Surveying & Consulting Engineers, Inc.	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	2507 E. Saint Patrick Street
Neighborhood	Southeast Connector
Subdivision	Rapid Valley Subdivision
Land Area	3.14 acres
Existing Buildings	Industrial buildings
Topography	Relatively flat
Access	East Saint Patrick Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric
Floodplain	Federally designated 500 year floodplain protected by levee

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI- PD	LI	Industrial building(s), storage
Adjacent North	LI	LI	Federal Express
Adjacent South	GC	MUC	Landscape company
Adjacent East	LDR	LDN	Single family homes
Adjacent West	GC	MUC	Church

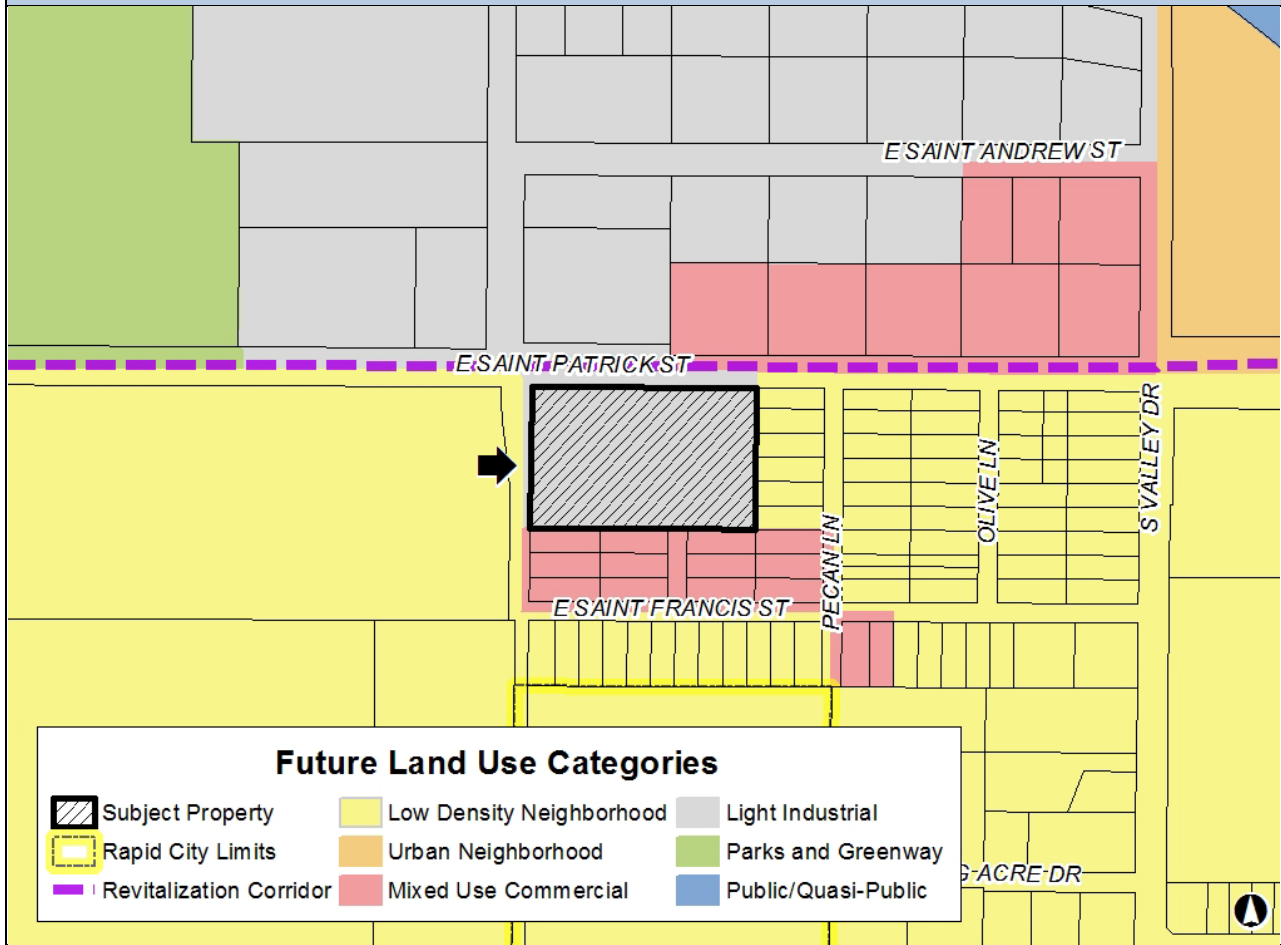
Zoning Map



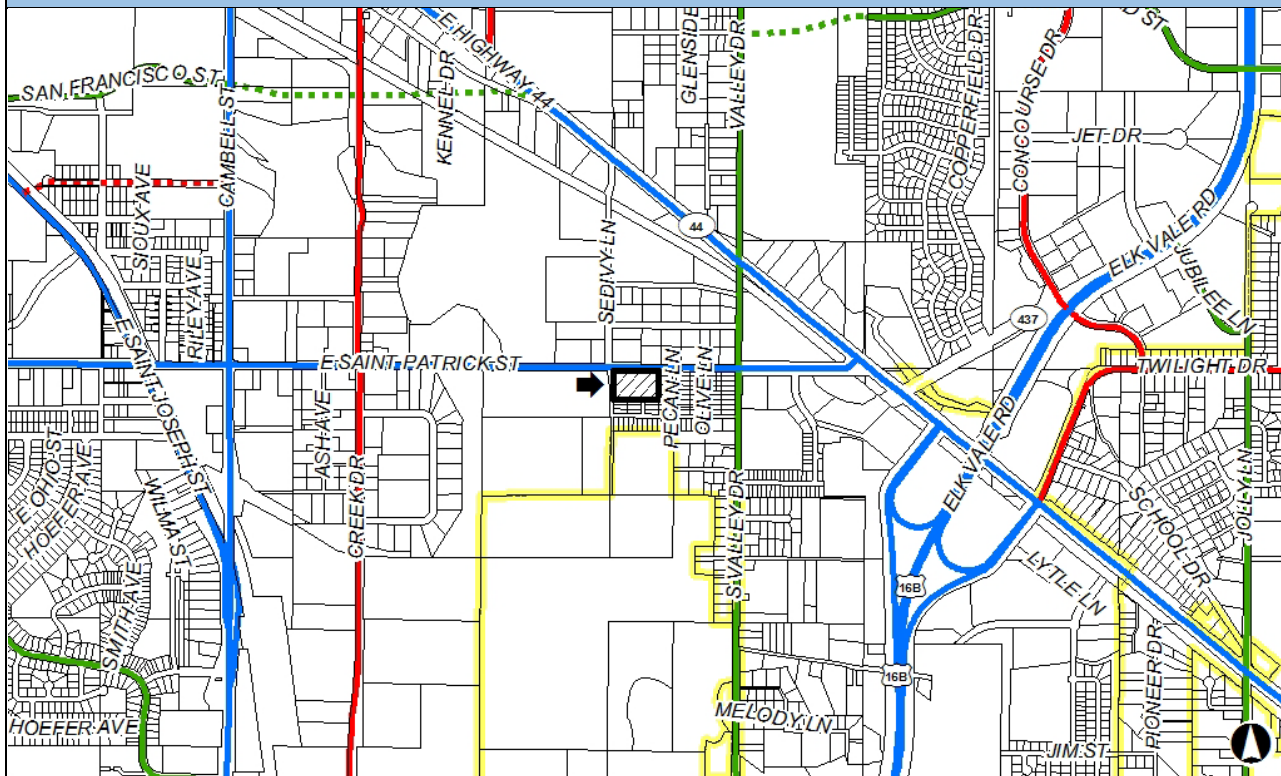
Existing Land Uses



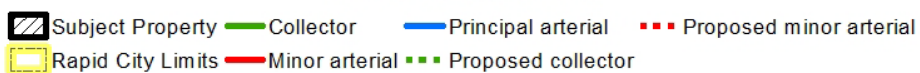
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
10PD041	6/24/10	Initial and Final Planned Development Overlay to allow an asphalt paving company and recreational vehicle sales	Planning Commission approved
Relevant Zoning District Regulations			
Light Industrial District		Required	Proposed
Lot Area		20,000 square feet	Approximately 136,778 square feet
Lot Frontage / Lot Width		N/A	Approximately 470 feet
Maximum Building Heights		4 stories, 45 feet	One story
Maximum Density		75%	7%
Minimum Building Setback:			
• Front		25 feet	56.3 feet
• Rear		25 feet	63.3 feet (main structure)/ 9.4 feet (shed-legal non-conforming)
• Side		25 feet	+300 feet
• Street Side		25 feet	27.4 feet
Minimum Landscape Requirements:			
• # of landscape points		25,477	30,490
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		22	22
• # of ADA spaces		1	1
Signage		1,494 square feet allowed	Existing 12 foot X 24 foot sign
Fencing		Screening fence (outdoor storage area) and screening fence along east lot line that abuts LDR	Proposed chain link fence with slats around storage area (Phase Two)- screening fence along east lot line (Phase Three)


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 Major Amendment to 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 property is comprised of approximately 3.14 acres and is fairly level sloping to the southeast corner of the property. There are no conditions on the property which may limit development due to size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	A roofing and siding company with office and storage area are permitted uses in the Light Industrial District. The applicant's site plan and phasing plan have demonstrated compliance with the Zoning Regulations. The application of these regulations do not create a practical difficulty or undue hardship.
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.


4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	As previously noted, a roofing and siding business are permitted uses in the Light Industrial District. Requiring a Major Amendment to the Planned Development Overlay to change the previously approved use of the property from an asphalt company to a roofing and siding business does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	<p><u>Parking</u>: The applicant is providing 22 paved parking spaces as required. In addition, one of the spaces will be ADA “Van” accessible.</p> <p><u>Screening</u>: The outdoor storage area will be screened when constructed as a part of Phase Two of the project. A screening fence will also be provided along the east lot line, adjacent to the existing single family development, when development occurs in the eastern half of the property as a part of Phase Three of the project.</p> <p><u>Sidewalk</u>: A previously requested Exception to waive the requirement to provide sidewalk along East St. Patrick Street was denied. The applicant’s sit plan shows a sidewalk along the western half of the lot. However, sidewalk is required along the entire length of the lot as a part of Phase One. The applicant has been notified of this requirement. With the construction of the sidewalk, pedestrian access will be provided.</p> <p><u>Landscaping</u>: A minimum of 25,477 landscape points are required. The applicant’s landscape plan identifies that 30,490 landscape points will be provided as a part of Phase One of the development.</p> <p><u>Drainage</u>: As a part of a building permit submittal for each phase of the development, a drainage plan must be submitted for review and approval to ensure that developing the property as proposed does not negatively impact the adjacent properties.</p> <p>With the design features as noted above, any adverse impacts should be reasonable mitigated.</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.

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: Encourage compact growth and infill development within established City limits. Discourage outward leapfrog development and limit the extension of newly developed urban services beyond the City’s Urban Services Boundary. The property is located in an area of the City currently served by Rapid City water and sewer and paved streets.

	Redeveloping the property as proposed promotes infill development.
	A Vibrant, Livable Community
LC-3.1C	Compatible Infill and Redevelopment: Support compatible infill development and targeted redevelopment in existing neighborhoods to take advantage of existing infrastructure and to encourage additional upkeep and reinvestment. The property is located in an existing mixed-use area of the City with available public infrastructure and services.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.1	Pedestrian and Bicycle Networks: Enhance options for active transportation, such as pedestrian and bicycle travel. Providing a sidewalk along E. Saint Patrick Street will provide a safe pedestrian walkway along this portion of the street.
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: East Saint Patrick Street is identified as a Principal Arterial Street on the City's Major Street Plan and is designed to accommodate industrial and commercial traffic.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed Major Amendment to the Planned Development Overlay supports the growth of a local business.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to the Planned Development Overlay requires that public notice be advertized 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed-Use Commercial / Revitalization Corridor
Design Standards:	
N/A	The proposed Major Amendment to the Planned Development Overlay supports the Comprehensive Plan goals of reinvestment in the East saint Patrick Street corridor and supporting the growth of local business.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1B	Employment Area: The Southeast Connector Neighborhood Area encourages the growth of local business.
SEC-	Reinvestment Corridor: East Saint Patrick Street is identified as a Revitalization

NA1.1C	Corridor. The Major Amendment to the Planned Development Overlay supports local business expansion and investment in the corridor.
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Findings
<p>Staff has reviewed the Major Amendment to the Planned Development Overlay to allow office use and storage for a roofing and siding business 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 provide parking, landscaping, screening and drainage improvements in compliance with City Regulations mitigating any negative impact from the proposed use. The proposed Major Amendment to the Planned Development Overlay supports the Comprehensive Plan goals of investing in a Revitalization Corridor and supporting local business.</p>

Planning Commission Recommendation and Stipulations of Approval	
<p>The Development Review Team recommends that the Major Amendment to the Planned Development Overlay to allow office use and storage for a roofing and siding business be approved with the following stipulations:</p>	
1.	A minimum of 22 parking spaces with one of the spaces being ADA “Van” accessible shall be provided as a part of the first phase of the development;
2.	Screening and paved circulation shall be provided prior to using the outdoor storage area identified as a part of Phase Two of the development;
3.	Screening along the east lot line, adjacent to the existing residential development, shall be provided prior to any use of the eastern half of the property identified as a part of Phase Three of the development;
4.	A minimum of 25,477 landscape points shall be provided. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
5.	Upon submittal of a building permit, the site plan shall be revised to show a sidewalk along all of E. Saint Patrick Street as it abuts the property;
6.	Upon submittal of a Building Permit, a drainage report shall be submitted for review and approval addressing storm water quality treatment for impervious areas;
7.	Any change in use that is a permitted use in the Light Industrial 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 Light Industrial District shall require the review and approval of a Major Amendment to the 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.*

Applicant Request(s)	
Case #19PD010	Major Amendment to a Final Planned Development Overlay to allow office and storage use for a roofing and siding business
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use 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.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development;
6.	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,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.