



Rapid City Planning Commission

Planned Unit Development Project Report

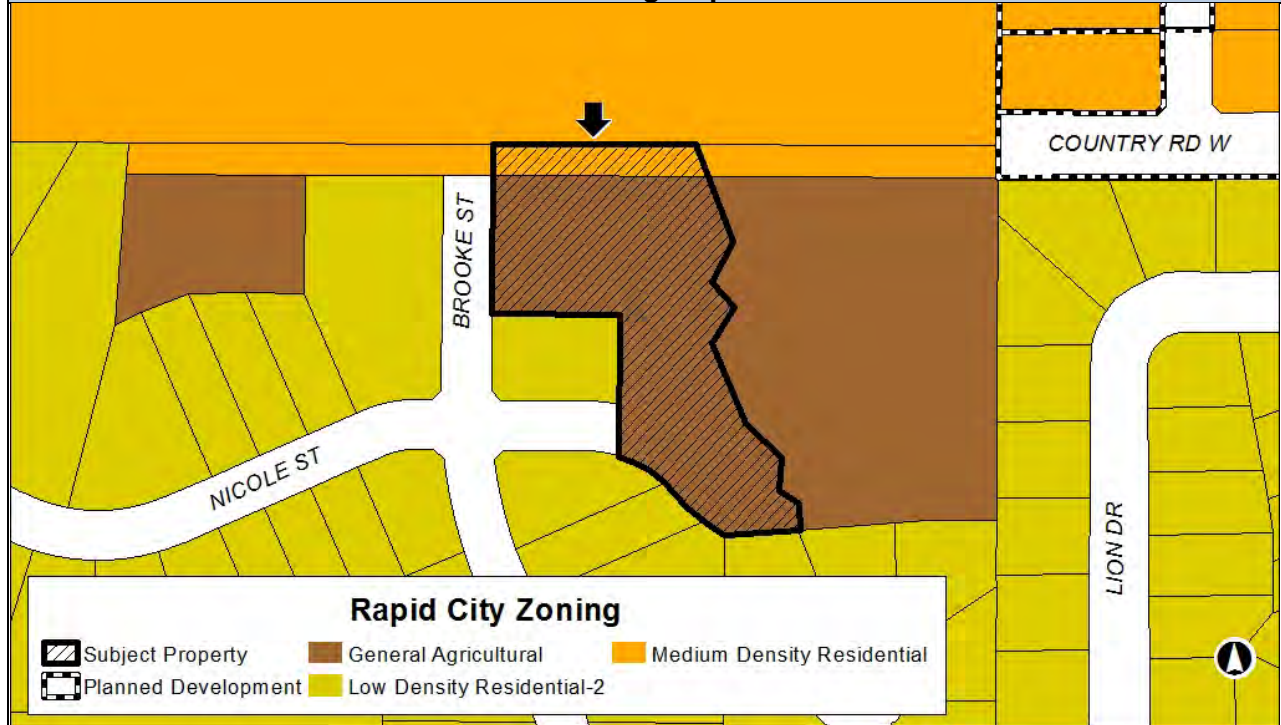
June 6, 2019

Applicant Request(s)		Item #2
Case # 19PD013: Planned Unit Development Zoning Document		
Companion Case(s) #: N/A		
Development Review Team Recommendation(s)		
The Development Review Team recommends that the Power House Planned Unit Development Zoning Document be approved.		
Project Summary Brief		
<p>The applicant has submitted a Planned Unit Development Zoning Document to allow a 1.63 acre parcel of land to be used for indoor photography and videography studio with administrative office(s) and storage. In addition, single family residential development is identified within the southern area of the property at the eastern terminus of Nicole Street. In 2018, the property was annexed into the City limits and Rezoned from No Use District to General Agriculture District. Upon annexation, the Pennington County Planning Department noted that the existing barn located on the property was approved for the maintenance and operation of the applicant's property. The applicant further clarified that the maintenance and operation(s) included an office for sales and bookkeeping, along with typical office uses and a shop area for storing fencing and building materials, light carpentry, storage and maintenance of construction equipment and a wash bay. The applicant has submitted this application to allow an alternate use of the barn since it is no longer needed for the maintenance and operation of his property. Chapter 17.50.060 of the Rapid Municipal Code provides a process for the creation of a zoning district that allows for a mix of land uses and development standards that would not otherwise be permitted within the conventional zoning districts.</p>		
Applicant Information		Development Review Team Contacts
Applicant: City of Rapid City		Planner: Vicki L. Fisher
Property Owner: Citcra, LLC		Engineer: Roger Olsen
Architect: N/A		Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.		School District: Janet Kaiser
Surveyor: KTM Design Solutions, Inc.		Water/Sewer: Dan Kools
Other: N/A		DOT: Stacy Bartlett
Subject Property Information		
Address/Location	150 feet west of Brooke Street and at eastern terminus of Nicole Street	
Neighborhood	Deadwood Avenue Neighborhood Area	
Subdivision	N/A	
Land Area	1.63 acres	
Existing Buildings	Barn	
Topography	Relatively flat	
Access	Brooke Street	
Water Provider	Rapid City	
Sewer Provider	Rapid City	
Electric/Gas Provider	West River Electric Association	
Floodplain	N/A	
Other	150 feet west of Brooke Street and at eastern terminus of Nicole Street	

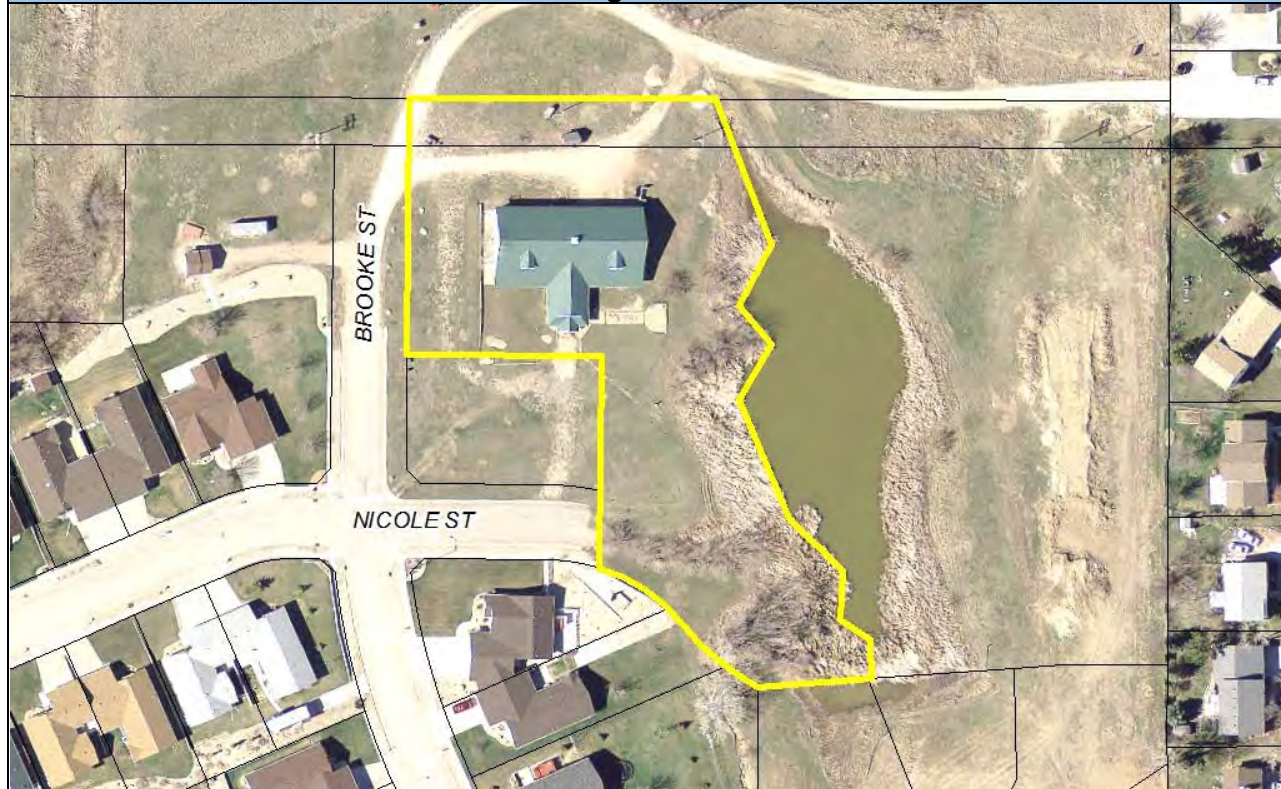
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	LDN	Barn
Adjacent North	MDR	UN	Void of Structural Development
Adjacent South	LDR -2	LDN	Single Family Residential
Adjacent East	LDR-2	LDN	Single Family Residential
Adjacent West	LDR-2	LDN	Single Family Residential

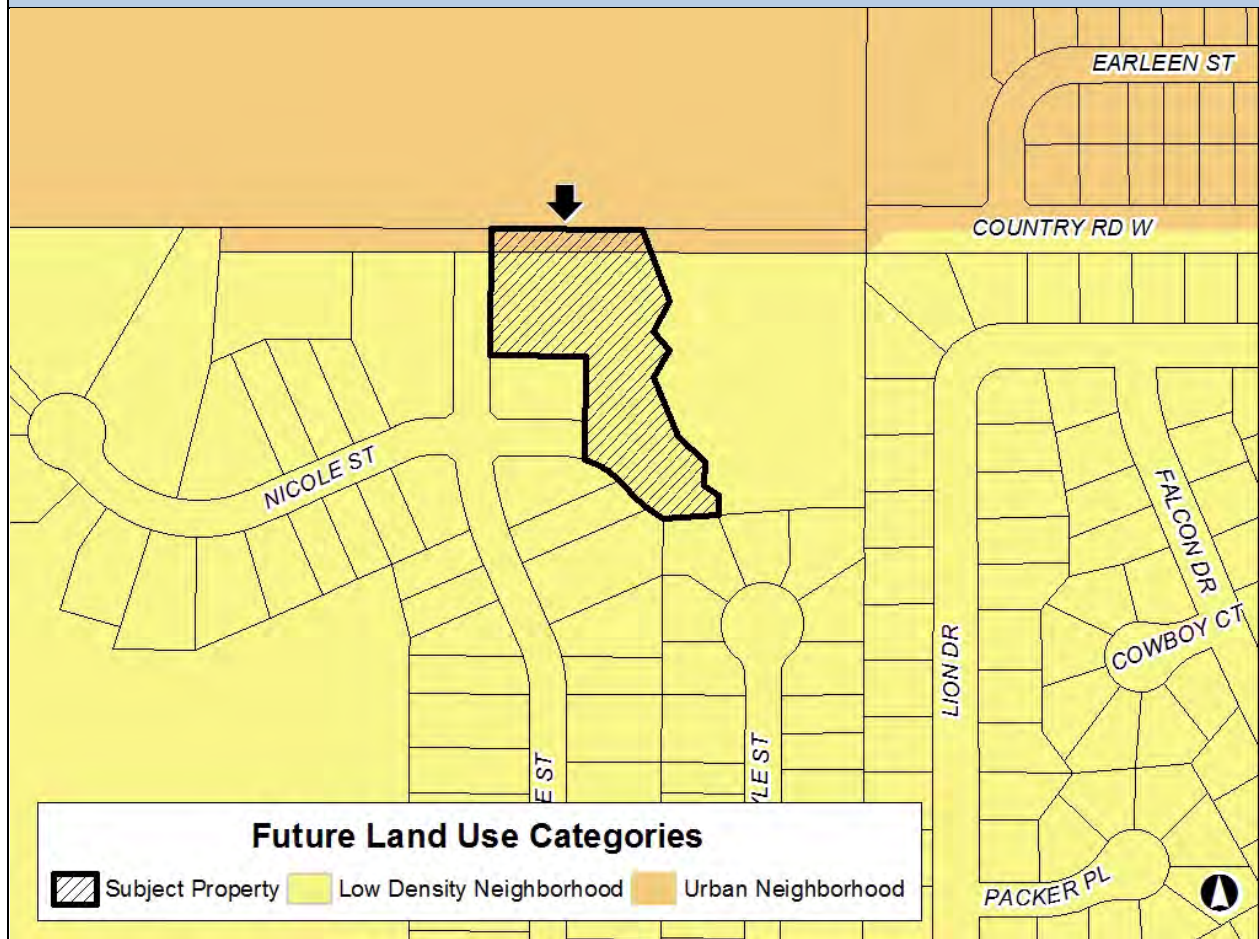
Zoning Map



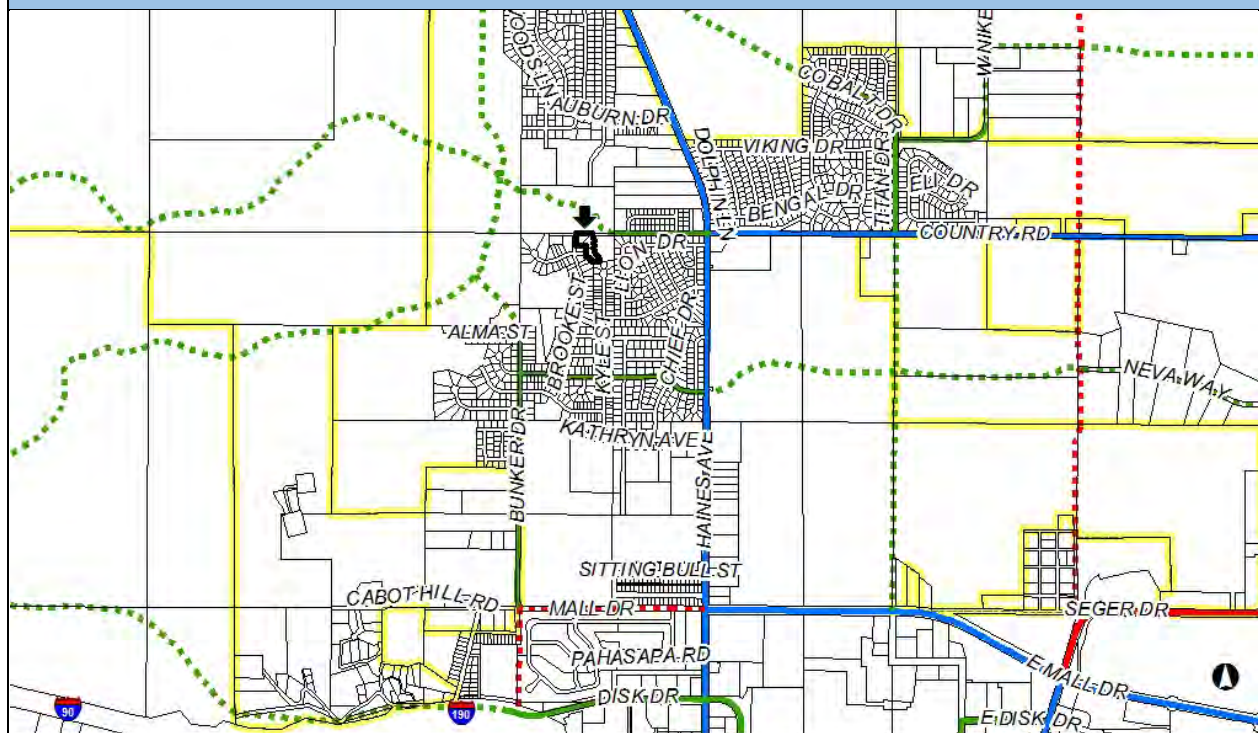
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan







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

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.040.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to Rezone:	
Criteria	Findings
1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected, or in the city generally.	The existing barn was originally constructed on the property for the operation and maintenance of developing the surrounding residential development. Upon annexation in 2018, the property was zoned General Agriculture District to allow the barn to remain on the property. This area is relatively built out and the property owner is now proposing to sell the subject property. This constitutes a changing condition requiring rezoning of the property to allow the barn to remain on the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	<p>The purpose of a Planned Unit Development Zoning Document is to provide a process for the creation of a zoning district that allows for a mix of land uses and development standards that would not otherwise be permitted within the conventional zoning districts. The Planned Unit Development Zoning District allows the applicant to repurpose the existing barn while establishing guidelines for the use to ensure that it is operated in conformance with acceptable design standards. As shown on the attached Power House Planned Unit Development Zoning Document, the applicant has identified a land plan, bulk standards, a land use schedule, public and private improvements and design standards. The indoor photography and videography studio with administrative office(s) and storage includes the following:</p> <ul style="list-style-type: none"> • Paved parking, including ADA parking • Utilization of an existing gravel parking area for outdoor storage and trailer parking. This area will be screened. • Requires a Conditional Use Permit be approved prior to any outdoor area being utilized for the photography use <p>The proposed single family residential development in the southern area will be designed to meet the design standards set forth in Low Density Residential District I and Low Density Residential District II.</p>
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	The bulk standards and design standards established with the Planned Unit Development Zoning Document will serve as a tool to ensure that the proposed use of the property will not create adverse affects on any other part of the City. Limiting the use of the existing barn to those identified within the Planned Unit Development Zoning Document will ensure that future use of the structure does not have a negative impact on the neighborhood. In addition, the single family development proposed within the southern area of the property is compatible with existing residential development within this area.
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities	The Rapid City Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. The proposed single family residential development within the southern area of the property is compatible with the Future Land Use Plan. In addition, the Planned Unit Development Zoning Document will limit the

plan and others.	use of the existing barn to ensure that it has a minimal impact on the neighboring properties while allowing reasonable use of an existing structure. City utilities and streets exist within this area providing access and utility services to the property.
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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	Priority Infill Areas – This goal prioritizes and encourages infill development in areas that have been skipped over due to property constraints, ownership patterns, or other reasons, as a means to maximize infrastructure investments and vibrancy to existing areas. The proposed Planned Unit Development Zoning Document supports the Comprehensive Plan goal to add vitality to established neighborhoods.
 A Vibrant, Livable Community	
LC-3.1C	Compatible Infill and Redevelopment- This goal supports reinvestment into existing buildings. Creating a Planned Unit Development to allow the existing barn to be utilized while limiting the scope of the use ensures that the structure will continue to have a minimal impact on the neighborhood.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Street Plan Integration- This goal encourages the integration of the Major Street Plan into land use planning and development review in order to ensure the development and maintenance of a complete roadway network. The property abuts Nicole Street and Brooke Street, both classified as local streets. The Planned Unit Development Zoning Document identifies that the two streets will be extended to provide access upon future development of the property and that the streets will be constructed in compliance with the Infrastructure Design Criteria manual.
 Economic Stability and Growth	
E.C-2.1C	Reinvestment Incentives- This goal encourages the reinvestment in existing commercial structures and areas. The existing barn has been utilized as a commercial office for the property owner while he developed the surrounding properties. The Planned Unit Development Zoning Document will allow for the structure to continue to be used for commercial purposes while limiting the scope of the use(s) to ensure that they have a minimal impact on the neighborhood.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	Public Input Opportunities -The proposed Rezoning request 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 Rezone is before the Planning Commission and will go before the City Council for review and approval. The public has an opportunity to provide input at these meetings.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s): Low Density Neighborhood	
Design Standards:	
N/A	The Planned Unit Development Zoning Document will serve as the tool to ensure that the design standards of the property are compatible with the neighborhood. The outdoor storage area will be screened from the adjacent properties. In addition, any outdoor use of the photography studio will require that a Conditional Use Permit be approved.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: Deadwood Avenue Neighborhood Area	
Neighborhood Goal/Policy:	
DA-NA1.1A:	<u>Residential Growth</u> : Support expansion and development of new residential neighborhoods west of Haines Avenue.
DA-NA1.1K	<u>Urban Services</u> : Allow the extension of City infrastructure within the Urban Services Boundary to serve new and existing development.

Findings

The purpose of a Planned Unit Development Zoning Document is to provide a process for the creation of a zoning district that allows for a mix of land uses and development standards that would not otherwise be permitted within the conventional zoning districts. The Power House Planned Unit Development Zoning District allows the applicant to repurpose the existing barn while establishing guidelines for the use to ensure that it is operated in conformance with acceptable design standards. In addition, the proposed single family residential development within the southern area of the property is compatible with the neighboring residential development.

Staff recommends that the Power House Planned Unit Development Zoning Document be approved.