



# Rapid City Planning Commission

## Planned Development Overlay Project Report

May 23, 2019

<b>Item #16</b>
<b>Applicant Request(s)</b>
Case #19PD018 – Initial Planned Development Overlay to allow expand an existing childcare center
Companion Case(s) # N/A

<b>Development Review Team Recommendation(s)</b>
Staff recommends that the Initial Planned Development Overlay be approved with the stipulation(s) noted below.

<b>Project Summary Brief</b>
The applicant has submitted an Initial Planned Development Overlay to allow expand an existing childcare center. In particular, the applicant is proposing to construct a 3,000 square foot addition onto an existing childcare center. The applicant is proposing to increase the number of children from 98 to 172. The space is also used as a gymnastics academy. The hours of operation for the childcare center are Monday through Friday from 6:30 a.m. to 6:00 p.m. The applicant is requesting an Exception to reduce the minimum required parking from 99 parking spaces to 93 parking spaces. The property is currently developed with a gymnastics academy and childcare center in a structure measuring 29,000 square feet in size.

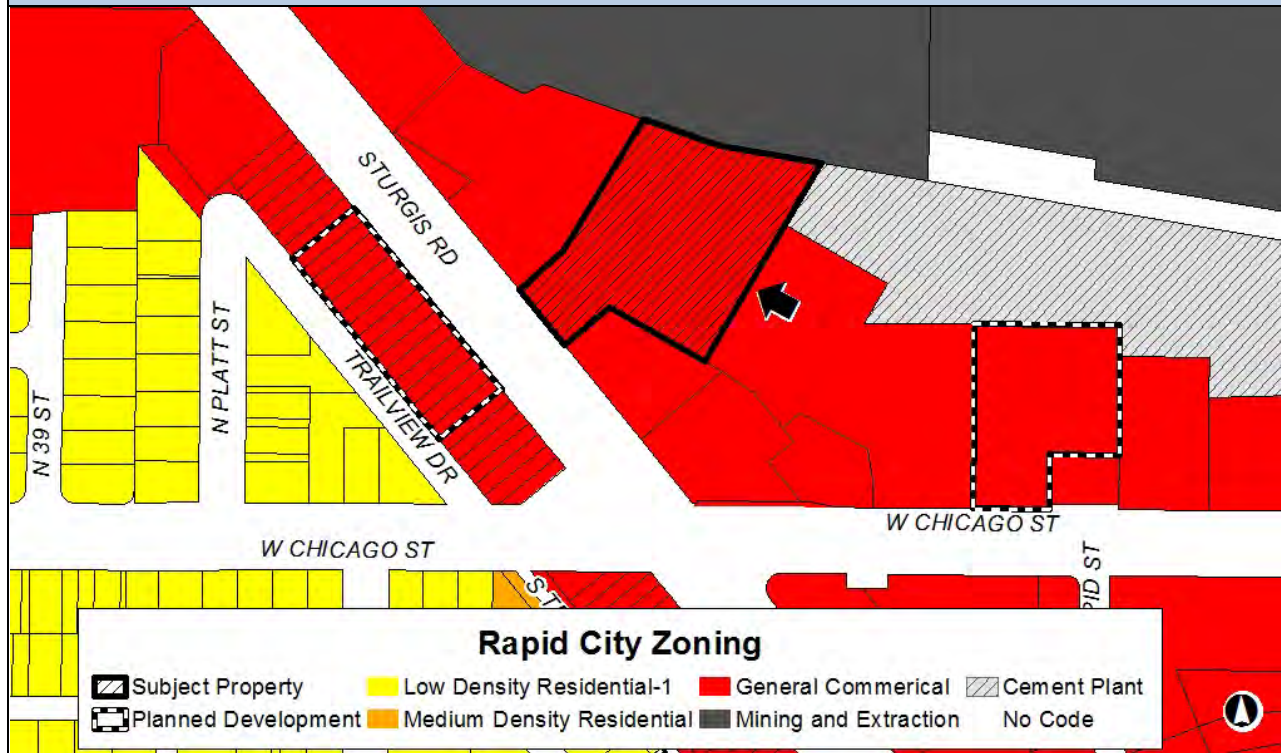
Applicant Information	Development Review Team Contacts
Applicant: Ponto LLC	Planner: Fletcher Lacock
Property Owner: Ponto LLC	Engineer: Roger Olson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olson
Other: Kennedy Design Group	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3660 Sturgis Road
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Mann Subdivision
Land Area	2.62 acres
Existing Buildings	29,027 square feet
Topography	Rises in elevation from south to north approximately 6 feet
Access	Sturgis Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A
Other	N/A

**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC – Revitalization Corridor	Just Gymnastics
Adjacent North	ME	ME	Cement plant
Adjacent South	GC	MUC – Revitalization Corridor	Restaurant
Adjacent East	GC and Cement Plant	ME and MUC – Revitalization Corridor	Vet
Adjacent West	GC	MUC – Revitalization Corridor	Void of structural development

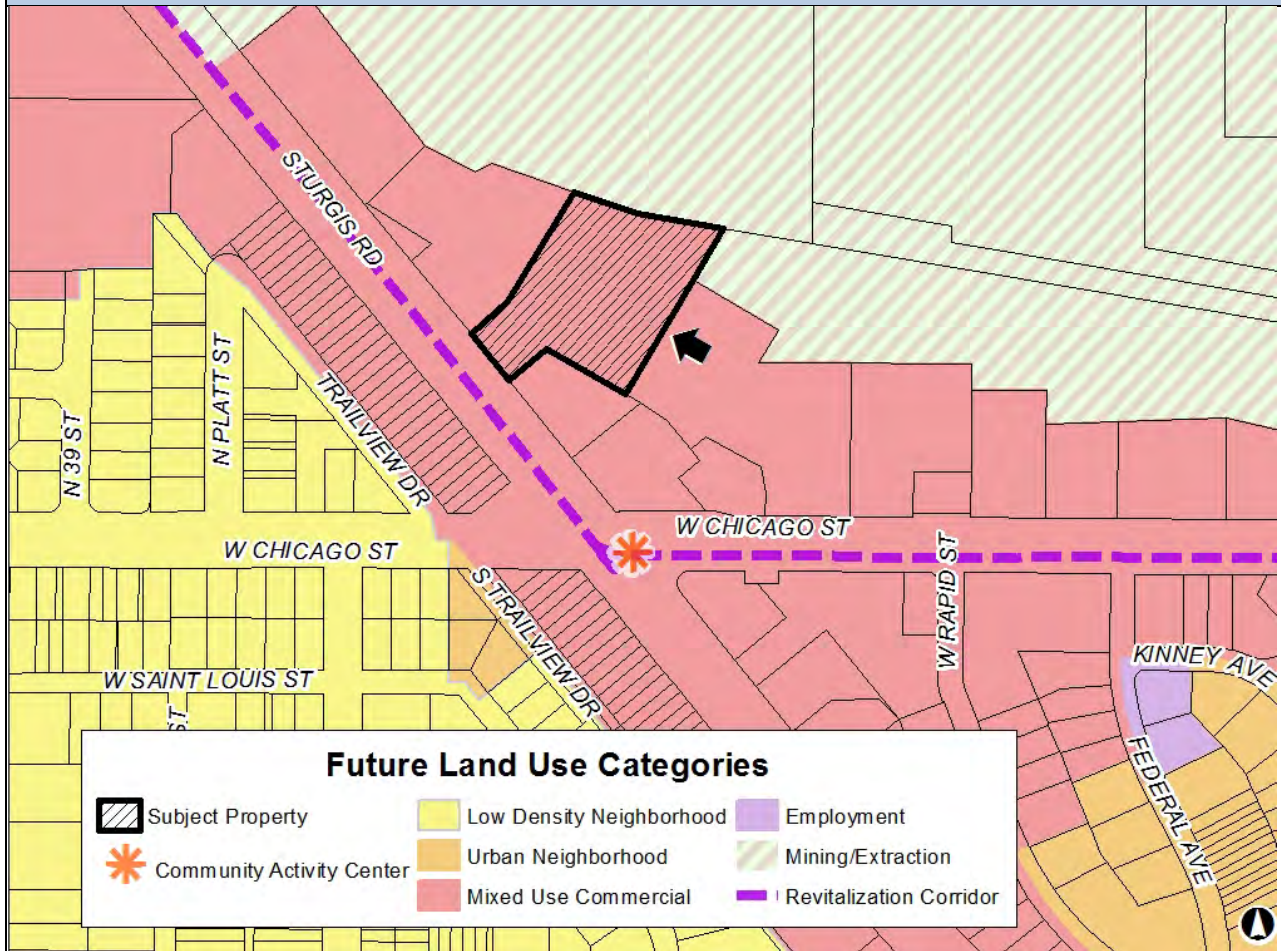
**Zoning Map**



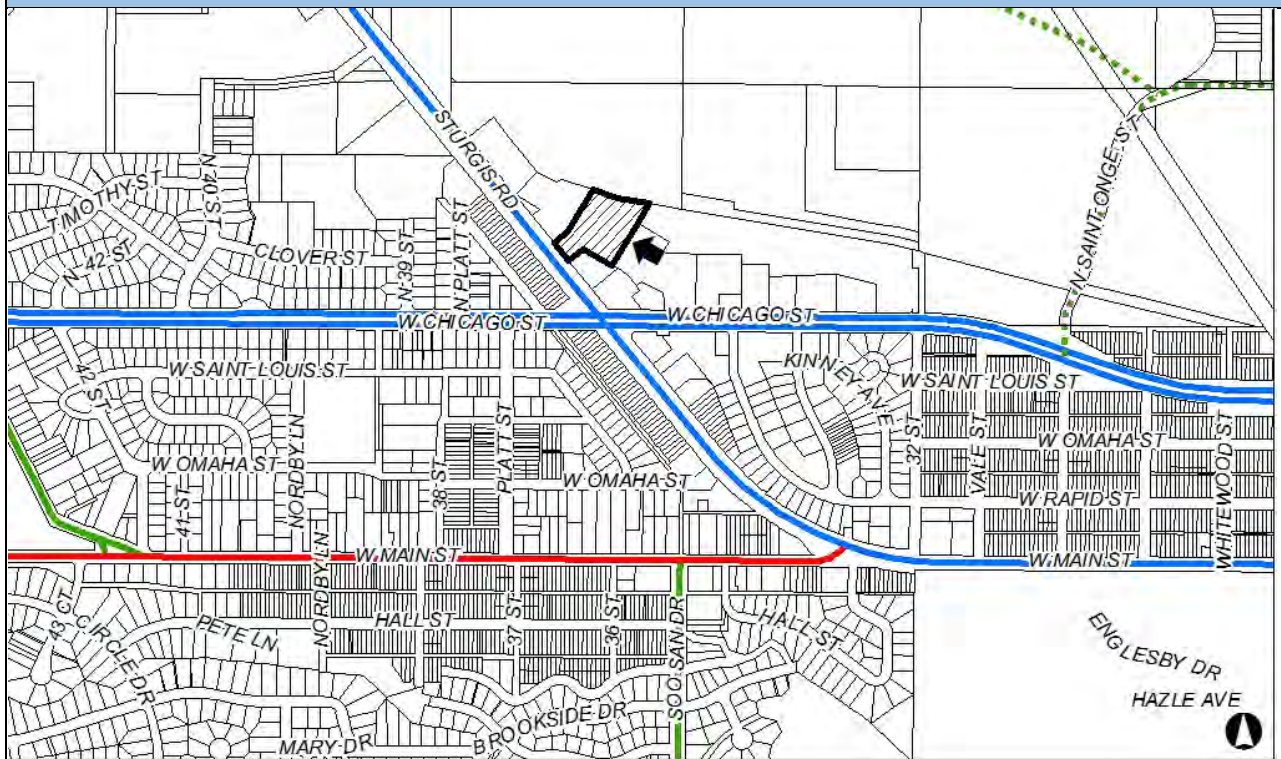
**Existing Land Uses**



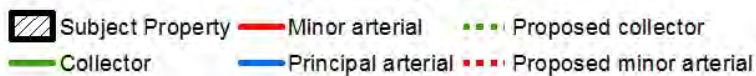
### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
09UR025	11/19/2009	Conditional Use Permit to allow a childcare center	Approved with stipulations
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	114,127 square feet
Lot Frontage / Width		N/A	Approximately 125 feet
Maximum Building Heights		4 stories or 45 feet	Two-story
Maximum Density		75%	28%
Minimum Building Setback:			
• Front		25 feet	25 feet
• Rear		0 feet	85 feet
• Side		0 feet	12 feet and 78 feet
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		82,125	Not required with Initial Planned Development application
• # of landscape islands		1	3
Minimum Parking Requirements:			
• # of parking spaces		99	Requesting an Exception to reduce parking from 99 spaces to 93 spaces
• # of ADA spaces		4	4
Signage		As per RCMC 17.50.080	No new signage proposed
Fencing		As per RCMC 17.50.340	4 foot high fence around outdoor play area

<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 an Initial 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 2.62 acres in size and is developed with a commercial structure measuring 29,000 square feet in size. The applicant is proposing to construct a 3,000 square foot addition onto the building and to expand the existing childcare center from 98 to 172 children. Additional parking will be constructed and the outdoor play area will be moved from it's current location.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	On November 19, 2009, the Planning Commission approved a Conditional Use Permit to allow a childcare center. The applicant is proposing to expand the childcare center to provide care for 172 children. The applicant is requesting an Exception to reduce the minimum required parking from 99 spaces to 93 spaces.
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 requesting an Exception to reduce the minimum required parking from 99 parking spaces to 93 parking spaces. The applicant has indicated that the majority of users drop their children off for childcare or gymnastics and then pick them up later. The applicant is proposing to construct 16 additional parking spaces. The applicant has indicated that there is an overlap in the uses between 4:00 p.m. and 6:00 p.m. The letter-of-intent

	indicates that school age children are picked up by the childcare center from school. Based on the operation of the childcare center, staff recommends that the Exception to reduce the parking be granted.
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 General Commercial District and a childcare center is identified as a conditional use.
5. Any adverse impacts will be reasonably mitigated:	As noted above, the applicant is requesting an Exception to reduce the minimum required parking from 99 parking spaces to 93 parking spaces. The total reduction is approximately 6%. The childcare center picks up some children after school reducing the number of drop-off trips.
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, some of the children come to childcare after school and are picked up by staff thus reducing the number of trips. Staff recommends that the Exception to reduce the parking be granted based on the unique operation of the use.

**In reviewing a request for a conditional use for a child care center, the Council may in addition to the criteria included in Rapid City Municipal Code Section 17.54.030.E, consider the following:**








1. Proximity to major arterials:	Sturgis Road is identified as a Principal Arterial Street on the City's Major Street Plan. The outdoor play area will be set back approximately 100 feet from the property line and secured with a four-foot high fence.
2. Proximity to recreation facilities:	The Outdoor Campus West is located approximately 1,500 feet to the northwest. In addition, the structure is also the location of a gymnastics academy with 5,000 square feet of indoor play area.
3. Traffic generated by the center:	Approximately 136 peak hour trips may be generated by the proposed expansion of the childcare center which requires a Traffic Impact Study. Sturgis Road falls under the jurisdiction of the South Dakota Department of Transportation which has indicated that no improvements are needed. As such, upon submittal of a Final Planned Development Overlay application, a Traffic Impact Study must be submitted for review and approval or an Exception must be obtained to waive the requirement.
4. Hours of operation:	The submitted operations plan notes that the facility will operate Monday through Friday, 6:30 a.m. to 6:00 p.m. The associated gymnastics academy operates Monday through Saturday from 4:00 p.m. to 9:00 p.m.
5. Existing or potential levels of air and noise pollution:	The property is located adjacent to Sturgis Road which is identified as a Principal Arterial Street on the City's Major Street Plan. The proposed outdoor play area will be located approximately 100 feet from the front property line and will be secured with a four foot high fence.
6. Access from the center to adjacent areas used for commercial or industrial purposes:	The property is located in an existing commercial corridor centered around the intersection of West Chicago Street and Sturgis Road. Light Industrial and Heavy Industrial areas are located north and east of the subject property.
7. Appropriateness of outdoor play areas	The applicant is proposing to construct an outdoor play area measuring 4,000 square feet in size. The play area will be set back approximately 100 feet from the front property line

	and secured with a four foot high fence.
8. Type of vehicular traffic common to the area:	The property is a part of a commercial corridor located around the intersection of West Chicago Street and Sturgis Road. West Chicago Street accesses an established residential neighborhood to the west. Sturgis Road provides access from northwest of Rapid City.

**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**

		<b>A Balanced Pattern of Growth</b>
BPG-1.2C	Priority Revitalization Corridors: Sturgis Road is identified as a Revitalization Corridor. The proposed expansion of a childcare center supports reinvestment in the City.	
		<b>A Vibrant, Livable Community</b>
LC-2.1E	Neighborhood Serving Uses: The proposed childcare center expansion supports promoting neighborhood serving uses. The subject property is located east of an established residential neighborhood.	
		<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A	
		<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1A	Major Street Plan Integration: Sturgis Road is identified as a Principal Arterial Street on the City's Major Street Plan.	
TI-2.3A	Sidewalk Inventory: The proposed expansion is greater than a 20% increase in intensity of use. As such, upon submittal of a Final Planned Development Overlay application, the site plan must be revised to show sidewalk along Sturgis Road or a Variance from the City Council must be granted.	
		<b>Economic Stability and Growth</b>
EC-1.3A	Local Business Support: The Initial Planned Development Overlay supports the expansion 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	Public Input Opportunities: The proposed Initial 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 Initial Planned Development Overlay application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.	

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Mixed-Use Commercial – Revitalization Corridor
<b>Design Standards:</b>	
GDP-MU7	Rehabilitation of Existing Activity Centers and Corridors: The proposed Initial Planned Development Overlay supports the goals revitalizing the Sturgis Road corridor and providing a neighborhood serving use.
<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Deadwood Avenue Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1D	Reinvestment Corridors: The proposed expansion supports the Comprehensive Plan goal of supporting reinvestment in the Sturgis Road Revitalization Corridor.
<b>Findings</b>	
<p>Staff has reviewed the Initial Planned Development Overlay to allow expand an existing childcare center 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 expand an existing childcare center to provide care for 172 children. The applicant is requesting an Exception to reduce the minimum required parking from 99 spaces to 93 spaces. The proposed expansion supports the Comprehensive Plan goals of reinvestment in a commercial corridor and providing a neighborhood serving use. The proposed parking reduction is supported by the unique use of the property. Staff recommends that the Initial Planned Development Overlay be approved. The applicant should be aware that a Final Planned Development Overlay application must be approved prior to issuance of a Building Permit for the expansion.</p>	
<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Initial Planned Development Overlay be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the minimum required parking from 99 parking spaces to 93 parking spaces
2.	A Final Planned Development Overlay shall be submitted for review and approval;
3.	Upon submittal of a Final Planned Development Overlay application, a Traffic Impact Study shall be submitted for review and approval or an Exception shall be obtained to waive the requirement;
4.	Upon submittal of a Final Planned Development Overlay application, the site plan shall be revised to show sidewalk along Sturgis Road or a Variance from the City Council shall be obtained;
5.	Upon submittal of a Final Planned Development Overlay application, a landscape plan shall be submitted for review and approval;
6.	Upon submittal of a Final Planned Development Overlay application, a drainage plan shall be submitted for review and approval;
7.	Upon submittal of a Final Planned Development Overlay application, a utility plan demonstrating that the services will accommodate the proposed expansion shall be submitted for review and approval;
8.	Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval. 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,
9.	The Initial Planned Development Overlay shall allow for the expansion of a childcare center up to 172 children. Any change in use that is a permitted use in the General 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 General Commercial District shall require the review and approval of a 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.*

Applicant Request(s)	
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<b>Companion Case(s) #</b>	N/A
<b>ADVISORIES: Please read carefully!</b>	
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 Initial Planned Development Overlay or a subsequent Final Planned Development Overlay;
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.