



Rapid City Planning Commission

Planned Development Overlay Project Report

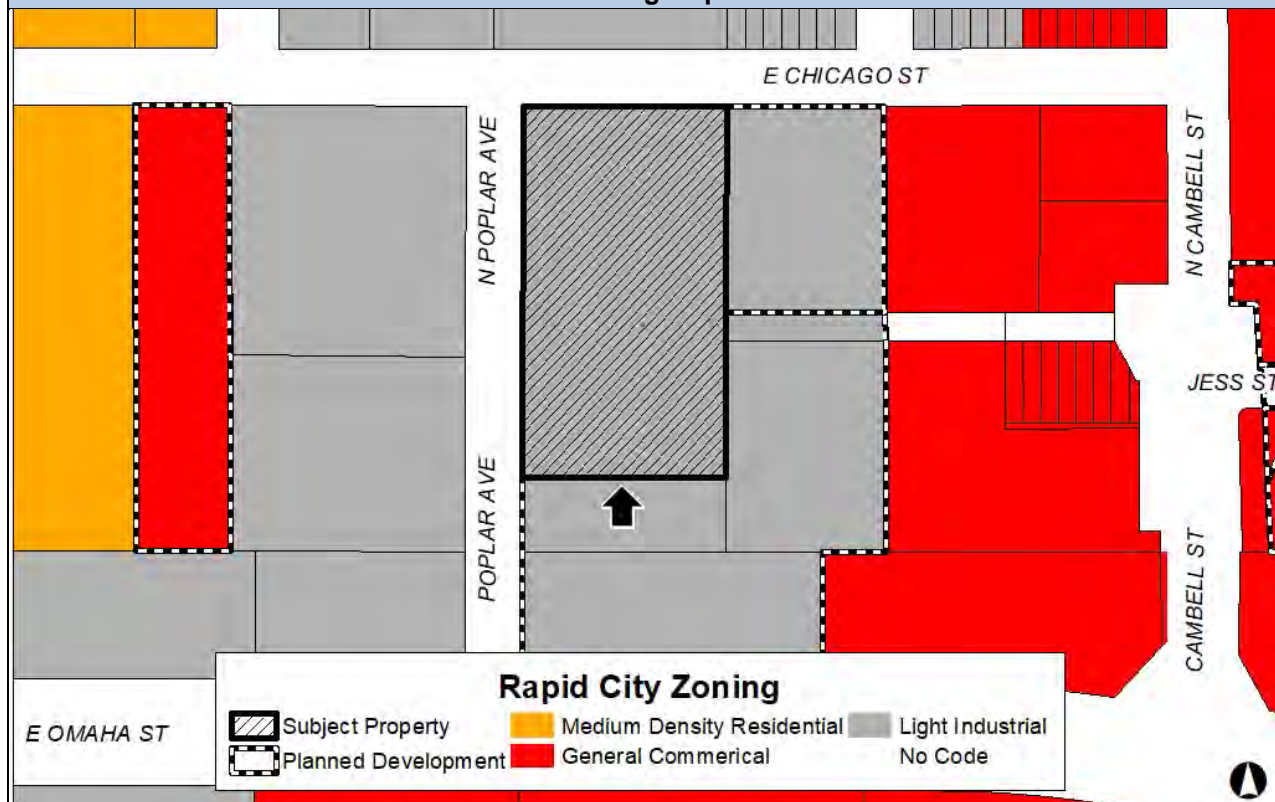
February 6, 2020

Item #7	
Applicant Request(s)	
Case #19PD047 – Final Planned Development Overlay to expand an auto repair shop	
Companion Case(s) # N/A	
Development Review Team Recommendation(s)	
Staff recommends to approve the Final Planned Development Overlay with stipulations noted below.	
Project Summary Brief	
<p>(Update January 31, 2020. All revised and/or added text is shown in bold.) This item was continued from the January 23, 2020 Planning Commission meeting to allow the applicant to meet with staff and submit a revised plan. On January 28, 2020, the applicant met with staff and subsequently submitted a revised site plan showing revised angled parking in front of the building, additional landscaping along the north lot line, and cloth slats on the west property line fence. The revised parking plan changes the proposed Exception request to reduce the parking required from 63 spaces to 27 parking spaces in lieu of the request for a reduction to 20 parking spaces. The angled parking maintains seven parking spaces that do not back into the right-of-way. The additional landscaping provides screening and increases the total number of points provided. Staff recommends approval of the Final Planned Development Overlay application with revised stipulations.</p> <p>The applicant has submitted this Final Planned Development Overlay to expand an auto repair shop. In particular, the applicant is proposing to construct a 6,800 square foot addition to an existing 22,743 square foot auto repair shop. The addition will include shop space. As a part of the expansion, the applicant is requesting the following Exceptions: to reduce the minimum required parking from 63 spaces to 20 spaces, to waive the requirement to pave the vehicle storage area, to waive the requirement to install an opaque screening fence, and to reduce the minimum required landscaping from 121,867 points to 47,290 points. The property is located at 110 North Poplar Avenue and is developed with “Godfrey’s Brake Service”.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Dan Godfrey	Planner: Fletcher Lacock
Property Owner: Eastside Properties, LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: ACES	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	110 North poplar Avenue
Neighborhood	North Rapid Neighborhood Area
Subdivision	Poplar Subdivision
Land Area	3.48 acres
Existing Buildings	24,828 square feet
Topography	Relatively flat
Access	North Poplar Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Energy / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	LI	Godfrey Break Service
Adjacent North	LI	LI	Redline Collision
Adjacent South	LI-PD	MUC	Grimm's Pump
Adjacent East	LI-PD	LI and MUC	Crum Electric
Adjacent West	LI	LI	Rapid Refrigeration

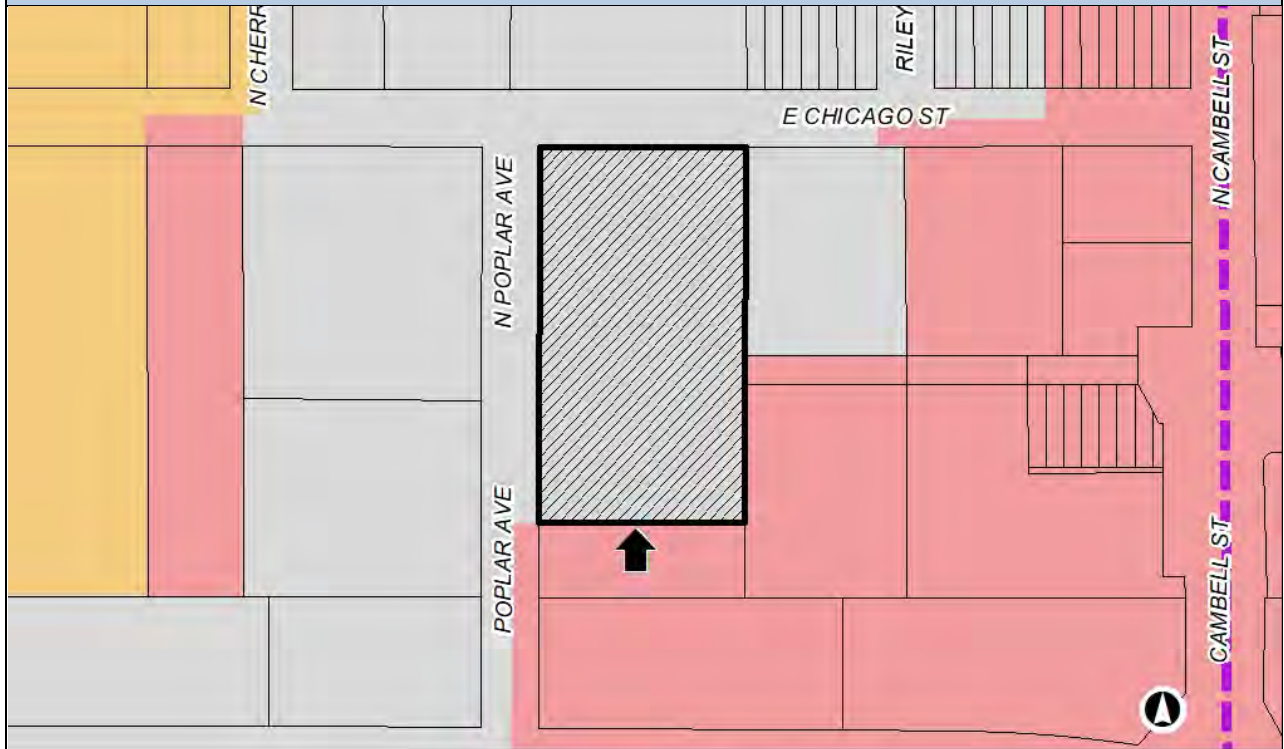
Zoning Map



Existing Land Uses



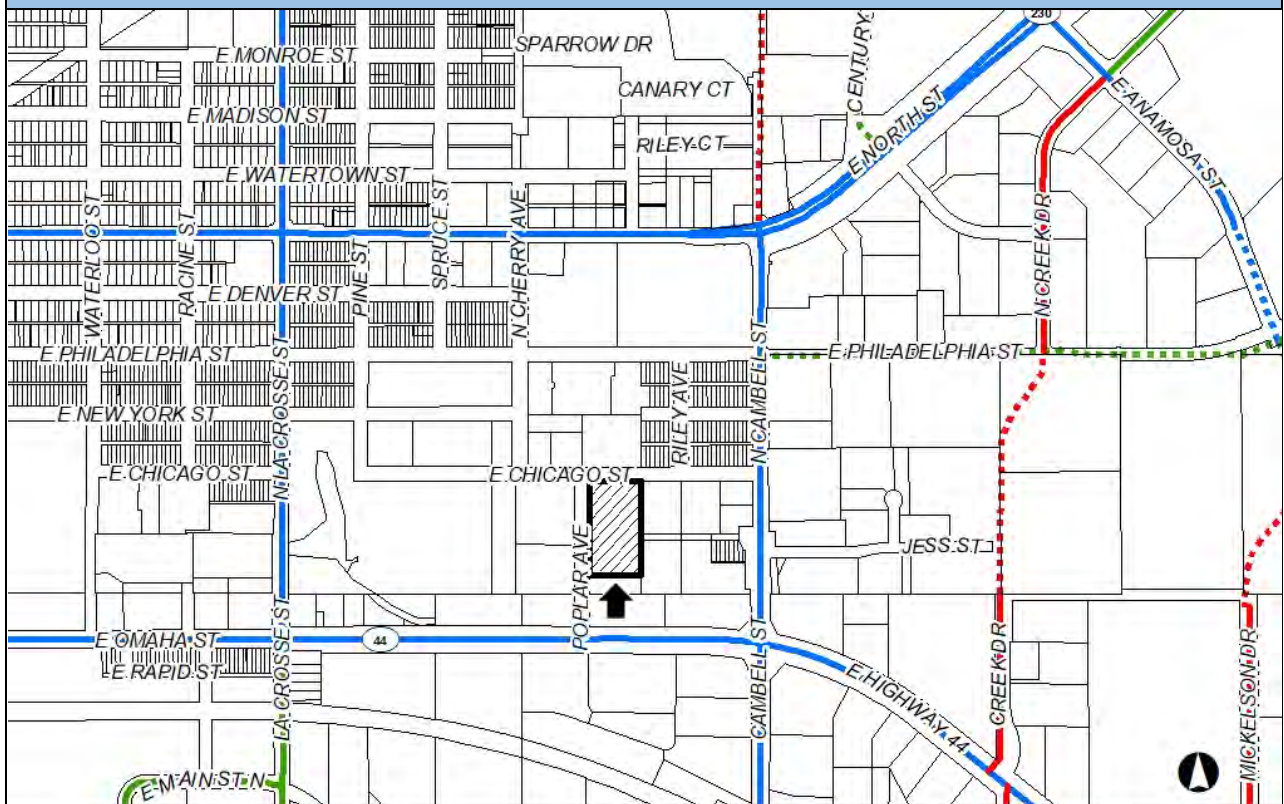
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Light Industrial
- Revitalization Corridor
- Mixed Use Commercial

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Minor arterial
- Proposed collector
- Proposed minor arterial
- Proposed principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
Appeal No. 5206	08/21/2001	Variance to reduce front yard setback from 25 feet to 0 feet	ZBOA denied
Relevant Zoning District Regulations			
Light Industrial District		Required	Proposed
Lot Area		20,000 square feet	151,590 square feet
Lot Frontage / Lot Width		N/A	Approximately 800 feet
Maximum Building Heights		4 stories or 45 feet	1 story / 26 feet
Maximum Density		75%	38%
Minimum Building Setback:			
• Front		25 feet	34 feet
• Rear		25 feet	155 feet
• Side		25 feet	203 feet
• Street Side		25 feet	25 feet
Minimum Landscape Requirements:			
• # of landscape points		121,867	Requesting an Exception to reduce to 47,290
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		63	Requesting an Exception to reduce to 27
• # of ADA spaces		3	1
Signage		As per RCMC 17.50.080	Wall signage
Fencing		Screening fence for outdoor storage area	Requesting an Exception to waive the requirement

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 subject property is approximately 3.48 acres in size and zoned Light Industrial District. The applicant is proposing to construct an addition measuring 6,800 square feet in size. The proposed addition exceeds the 20% expansion criteria which requires that the property be brought into compliance with the land area regulations. The applicant is requesting four Exceptions to the land area regulations and has submitted this Final Planned Development Overlay for review.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Light Industrial District. The subject property is currently legal non-conforming to parking, landscaping, paving, and screening. In addition, there are 13 non-conforming parking spaces located on the west side of the existing structure which back into the right-of-way. The applicant could provide the required paving, parking, landscaping, and screening on site. On January 6, 2020, staff met with the applicant to discuss the requested Exceptions including: removing the non-conforming parking along North Poplar Avenue and paving additional parking off-street. The applicant stated that no changes to the submittal would be made.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the	The applicant is requesting the following Exceptions: to reduce the minimum required parking from 63 spaces to 20 spaces, to waive the requirement to pave the vehicle

public good or impair the purposes and intent of these regulations:

storage area, to waive the requirement to install an opaque screening fence, and to reduce the minimum required landscaping from 121,867 points to 47,290 points.

There are 13 on-site non-conforming parking spaces located along the west side of the existing structure that back into North Poplar Avenue. Public Works staff has indicated that future reconstruction of North Poplar Avenue would eliminate backing into the right-of-way. On January 6, 2020, staff met with the applicant to discuss removing the non-conforming parking and constructing 13 additional spaces within the northeast area of the property. The applicant's justification letter states that the 13 non-conforming spaces provide adequate parking for customers and two ADA accessible spaces. As noted, the parking backs into the right-of-way which is in violation of the Zoning Ordinance. To ensure that adequate parking is continually provided for the property, the 13 non-conforming spaces should be removed and constructed on-site providing 33 parking spaces instead of the requested reduction to 20 parking spaces. As such, staff recommends approving the Exception to allow 33 parking spaces in lieu of the minimum required 63 parking spaces contingent upon the 13 non-conforming parking spaces being removed and relocated on-site. **The applicant has submitted a revised parking plan showing 27 parking spaces and revising the layout of the west side parking to allow angled parking that does not back into the right-of-way. The revised parking layout is in compliance with the Zoning Ordinance.**

The proposed expansion requires that all circulation and vehicular storage areas be paved. Currently, the vehicle storage area is gravel. Public Works staff has indicated that the paving of additional on-site parking spaces and the removal of the 13 non-conforming parking spaces would be sufficient to grant the Exception to waive paving the existing storage area. As such, staff is recommending that the Exception to waive the paving requirement be granted contingent upon the 13 non-conforming spaces being relocated on-site.








The applicant is also requesting an Exception to waive the screening fence requirement for the storage of vehicles outdoors. The south and east property lines abut existing developed industrial properties. However, the north and west property lines abut public streets and the intent of the Zoning Ordinance is to screen vehicle storage areas. To ensure that the intent of the Zoning Ordinance is upheld, staff is recommending approval of the Exception to waive the screening fence requirement along the south and east property lines. However, staff does recommend that the opaque screening fence be provided along the north and west sides of the vehicle storage area. **The applicant is proposing cloth slats for the fencing along the west property line to provide a visual buffer. In addition, the applicant is proposing landscaping along the north property line.**

	<p>The last Exception request is to reduce the minimum required landscaping from 121,867 points to 47,290 points. Currently the site has no landscaping. The proposed expansion requires that landscaping be brought into compliance with Chapter 17.50.300 of the Rapid City Municipal Code. The applicant is proposing to install 14 coniferous trees along the east property line which would support waiving the screening requirement. However, the intent of the Zoning Ordinance is to provide for orderly, healthful, and attractive development. The applicant could provide additional landscaping along East Chicago Street and North Poplar Avenue which would create a more attractive development. Removing the 13 non-conforming parking spaces along North Poplar Avenue would create an ideal location for landscaping which would ensure the area is not used for parking and would beautify the streetscape. As such, staff recommends that the Exception to reduce the landscaping be granted provided that additional landscaping is provided along East Chicago Street and North Poplar Avenue. The</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>As noted above, the property is zoned Light Industrial District. An autobody repair shop is identified as a permitted use. A literal interpretation of the Zoning Ordinance would not deprive the applicant reasonable use of the land.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The applicant should be aware that upon submittal of a Building Permit, the site plan must be revised to show sidewalks along East Chicago Street and North Poplar Avenue or approval of a Variance from City Council must be obtained.</p> <p>The Rapid City Fire Department has stated that the proposed addition must be fire sprinkler protected and in conformance with the International Fire Code.</p> <p>Public Works staff has also identified changes to the site plan that must be addressed prior to issuance of a Building Permit. In particular, the site plans must be stamped by a registered Professional Engineer and a storm water plan must be submitted for review and approval. As such, upon submittal of a Building Permit, redlined comments must be addressed.</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>As noted above, on January 6, 2020 staff met with the applicant to discuss the Exception requests and work through a solution which would allow the applicant to construct the proposed expansion while addressing the minimum design standards of the Rapid City Municipal Code. Public Works staff indicated that the primary concern is the 13 non-conforming parking spaces along North Poplar Avenue. The 13 spaces back into public right-of-way creating safety concerns for vehicular and pedestrian traffic. The two ADA accessible spaces are also non-compliant. However, the applicant could remove the parking spaces, construct sidewalk, provide landscaping, and ensure adequate parking in the future if the 13 non-conforming spaces are removed and relocated on-site. There is sufficient land area for the required improvements.</p>

	As such, staff’s recommendation of approval is contingent upon the non-conforming parking being removed and relocated on-site.
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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	Compact Growth: The subject property is located at 110 North Poplar Avenue in a developed industrial corridor. The proposed expansion supports the growth of an established local business.
	A Vibrant, Livable Community
LC-3.2C	Pedestrian and Bicycle Linkages: The applicant should be aware that a Building Permit requires that sidewalks be constructed along East Chicago Street and North Poplar Avenue.
LC-5.2B	Reduce Barriers: The proposed expansion exceeds the existing structural development on the property by 20% requiring compliance with the land area regulations in the Light Industrial District. As noted above, staff is in support of the Exception requests contingent upon the non-conforming parking being removed and relocated on-site.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.1A	Pedestrian and Bicycle Networks: As noted above, the proposed expansion requires the construction of sidewalk along East Chicago Street and North Poplar Avenue. The adopted Comprehensive Plan prioritizes the construction of missing links to connect pedestrian facilities.
	Efficient Transportation and Infrastructure Systems
T1-2.1B	Multi-Modal Review: As noted above, the lack of sidewalks and the non-conforming parking create safety and accessibility issues. To ensure that safe and adequate parking is continually provided, staff supports removing the existing non-conforming parking which backs into the right-of-way and relocating the parking to the northeast area of the property. The removal of the parking would ensure that adequate off-street parking is provided in the future when the reconstruction of North Poplar Avenue prevents backing into the right-of-way. This will also improve pedestrian access along the street.
	Economic Stability and Growth
EC-1.3A	Local Business Support: “Godfrey’s Brake Service” has a long history in Rapid City and the proposed expansion 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 Final 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 Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Light Industrial
Design Standards:	
GDP-EA1	Parking Location and Screening: The adopted Comprehensive Plan supports the placement of parking to the rear of buildings and using landscaping to screen and soften the appearance of industrial and employment areas.
GDP-EA1	Pedestrian Connections and Amenities: The design principles for Employment Areas supports connecting pedestrian amenities. There is existing sidewalks west of the subject property on East Chicago Street. The Building Permit for the expansion will require that sidewalks be installed along East Chicago Street and North Poplar Avenue.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Reinvestment Areas: The subject property is located north of East Omaha Street in an established industrial corridor. The adopted Comprehensive Plan emphasizes supporting the expansion and growth of established local businesses.

Findings	
<p>Staff has reviewed the Final Planned Development Overlay to expand an auto repair shop 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 proposed expansion cumulatively exceeds 20% of the existing structural development on the property requiring that the subject property be brought into compliance with the land area regulations of the Light Industrial District. The adopted Comprehensive Plan supports reducing barriers to support the expansion and investment in the North Rapid Neighborhood Area. On January 6, 2020, staff met with the applicant to discuss alternatives to the proposed Exception requests for parking, landscaping, paving, and screening. To ensure the future success of “Godfrey’s Brake Service” staff recommended removing the existing non-conforming parking along North Poplar Avenue and relocating the parking on-site behind the building which is recommended in Employment Areas. In addition, the removal of the parking will ensure adequate parking is continually provided and enhances the safety of pedestrian facilities in the area. As such, staff is recommending approval of the requested Exceptions contingent upon the non-conforming parking being removed and relocated on-site. The applicant has submitted a revised site plan showing seven angled parking spaces in front of the building that do not back into the right-of-way. Based on the additional landscaping along the north property line and cloth slats for the fencing on the west property line; staff is recommending approval of the Final Planned Development Overlay.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the parking from 63 parking spaces to 33 27 parking spaces contingent upon the existing 13 non-conforming spaces being removed and relocated on-site;
2.	An Exception is hereby granted to waive the requirement to pave the storage area contingent upon the 17 non-conforming parking spaces being removed and 17 additional parking spaces being provided on-site;
3.	An Exception is hereby granted to waive the opaque screening fence requirement on

	the east, north and south property lines provided that the cloth slats are provided along the west property line with the exception of the gated areas and that the landscaping is planted along the north property line An opaque screening fence shall be provided on the north and east sides of the vehicle storage area;
4.	An Exception is hereby granted to reduce the minimum required landscaping from 121,867 points to 47,290 47,577 points contingent upon the 17 non-conforming parking spaces being removed and the additional landscaping being provided on the east and north areas of the property as proposed;
5.	Upon submittal of a Building Permit, the site plan shall be revised to show 26 foot wide parking aisle widths;
6.	Upon submittal of a Building Permit, the site plan shall be revised to address redlined comments;
7.	Upon submittal of a Building Permit, a parking plan shall be submitted showing 33 27 on-site parking spaces with two of the spaces being ADA accessible and one being “van accessible”;
8.	Upon submittal of a Building Permit, the site plan shall be revised to show sidewalks along East Chicago Street and North Poplar Street or approval of a Variance from City Council shall be submitted;
9.	All signage shall meet the requirements of the Rapid City Sign Code. Any proposed electronic or Light Emitting Diode (LED) signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
10.	The Final Planned Development Overlay shall allow an auto repair shop. 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.



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 # 19PD047	Final Planned Development Overlay to expand an auto repair shop
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 Final Planned Development Overlay or a subsequent 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.