

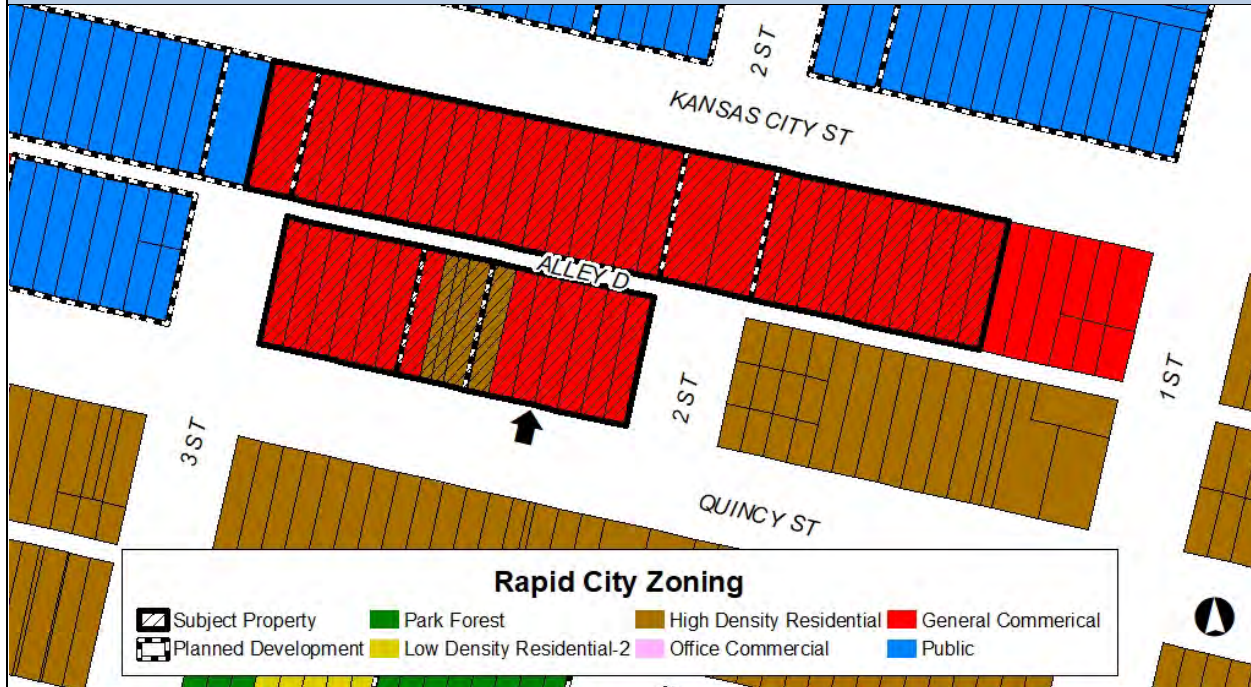
**Rapid City Planning Commission**  
**Planned Development Overlay Project Report**  
**March 5, 2020**

<b>Item #8</b>	
<b>Applicant Request(s)</b>	
Case #20PD003 – Major Amendment to a Planned Development Overlay to allow a care campus with medical facilities, childcare, and support services	
Companion Case(s) N/A	
<b>Development Review Team Recommendation(s)</b>	
The Development Review Team recommends approval of the Major Amendment to the Planned Development Overlay to allow a care campus with medical facilities, childcare, and support services with the stipulations as noted below.	
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Major Amendment to a Planned Development Overlay to allow a care campus to provide medical and support services to impoverished neglected citizens. Specifically, the “OneHeart” care campus will include professional medical services, childcare, education, outreach, fitness, recreation, counseling, and other support services for a broad range of people combatting poverty and associated issues. The clients served by the care campus will be based on referrals only to insure that the facility has the capacity to serve each individual’s needs accordingly. Additionally, 90 residential units will provide transitional housing for clients served by the care campus, with the average length of stay anticipated to range from two months to two years. As part of the support services offered, the care campus will partner with other community organizations to provide a nexus of information, outreach, and availability to receive services from any other necessary community partners of the program based on each individual’s need.</p> <p>The applicant has indicated that the project will be developed in phases, with all primary and secondary care services, residential uses, and support services outlined in Phase One for an anticipated completion date of 2021. Some auxiliary services, such as a proposed sweat lodge and greenhouse, may not be completed until as late as 2025.</p> <p>The proposed project will renovate existing structures located along Kansas City Street, between 3<sup>rd</sup> and 1<sup>st</sup> Street. The majority of the subject property is zoned General Commercial District, while a smaller portion of the property is currently zoned High Density Residential District. The property in total is 3.85 acres in size. The applicant is aware that the portion of the property zoned High Density Residential District must be rezoned to General Commercial District prior to initiating the use within that specific phase of the project.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: OneHeart	Planner: John Green
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	South of Kansas City Street between 1 <sup>st</sup> Street and 3 <sup>rd</sup> Street
Neighborhood	Downtown/Skyline Drive Neighborhood Area
Subdivision	Original Town of Rapid City
Land Area	3.85 acres or 167,706 square feet
Existing Buildings	38,213 square feet of existing structure
Topography	Relatively flat
Access	Kansas City Street/Quincy Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power/MDU
Floodplain	N/A

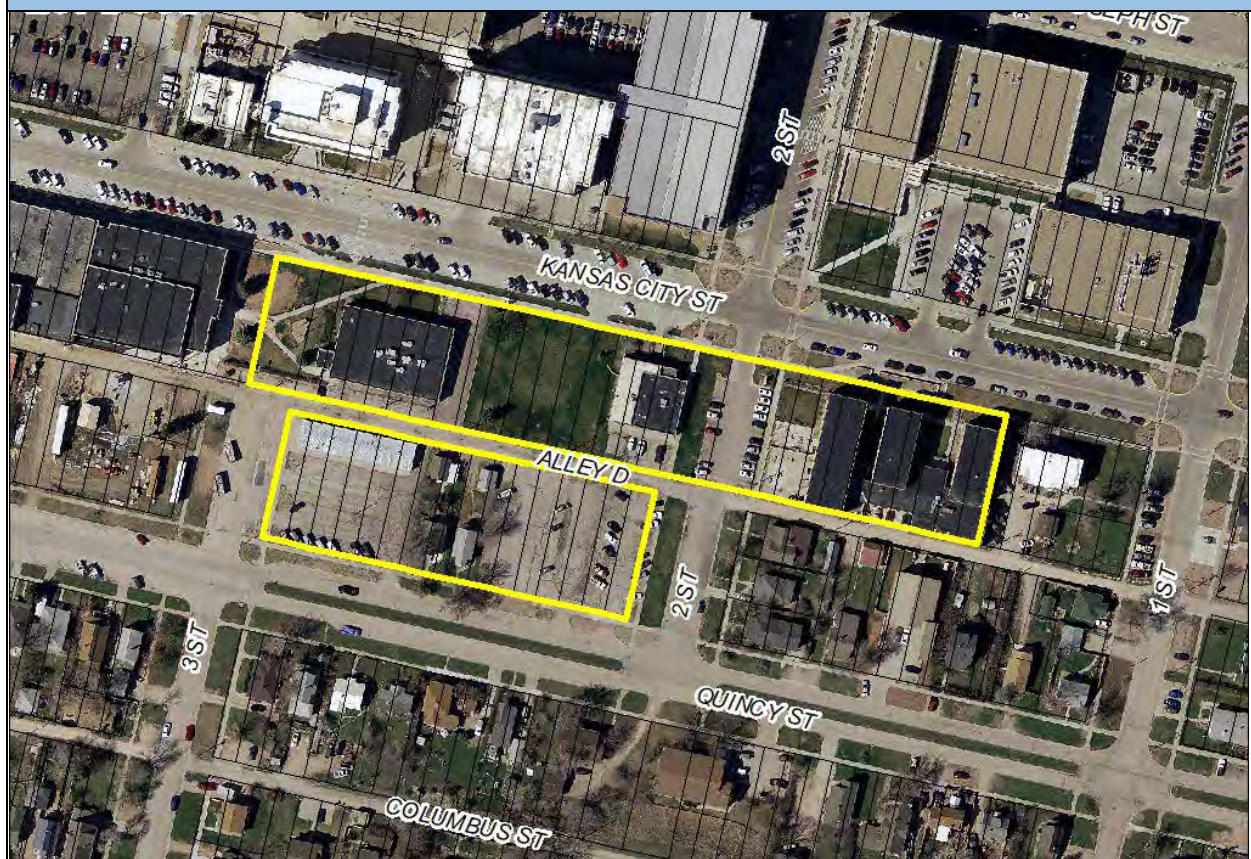
**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC-PD/HDR-PD	DT	Vacant
Adjacent North	P-PD	DT	County Facility
Adjacent South	HDR	DT	Residential Uses
Adjacent East	GC	DT	Residential Uses
Adjacent West	P-PD	DT	County Facility

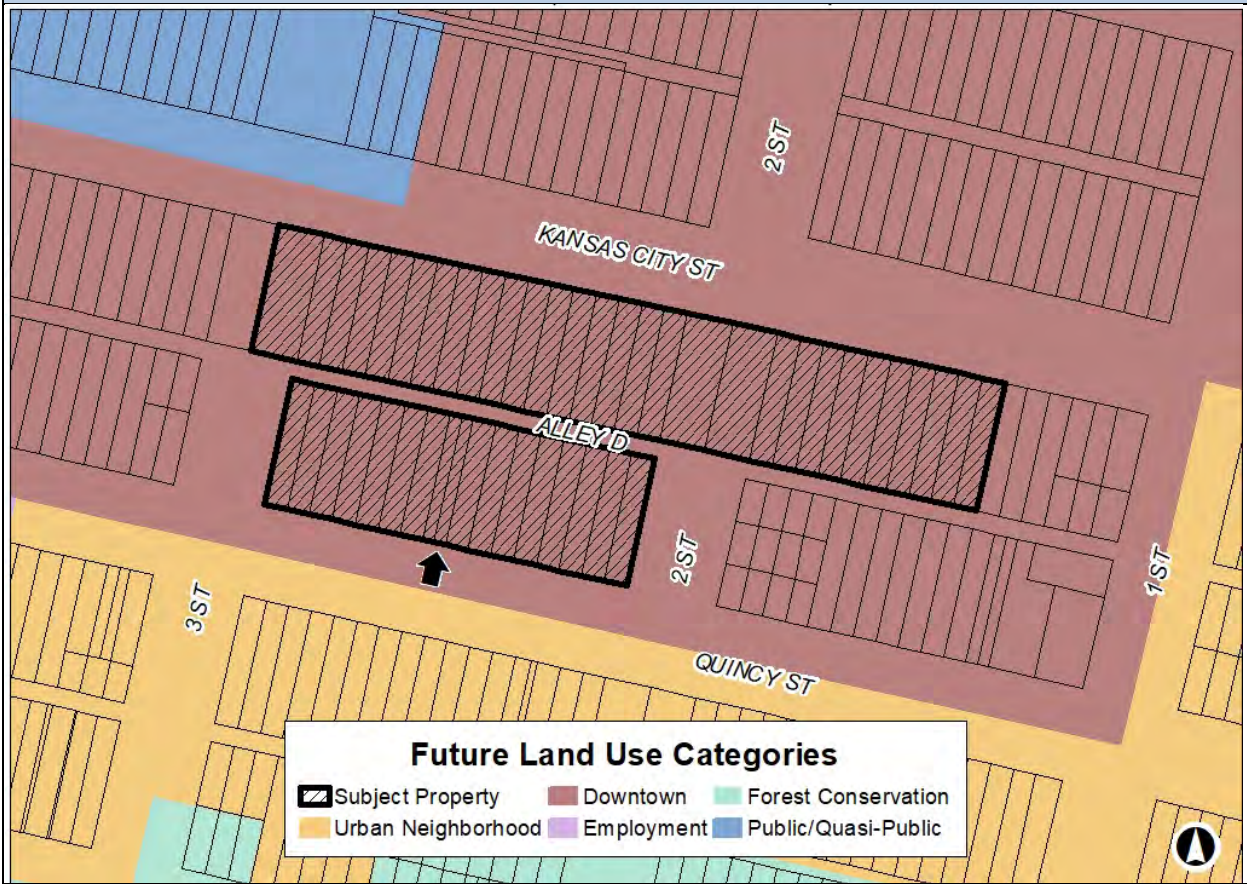
**Zoning Map**



**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>
98PD034	11/13/98	Planned Commercial Development	PC approved 12/17/98 CC approved 12/21/98
99PD035	11/12/99	Major Amendment to a Planned Commercial Development to allow a veterinary school addition	PC approved 12/9/99 CC approved 12/20/99
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	3.85 acres or 167,706 square feet
Lot Width		N/A	Approximately 1,480 feet
Maximum Building Heights		4 stories or 45 feet	3-Story
Maximum Density		75%	22.7%
Minimum Building Setback:			
• Front		25 feet	25 feet
• Rear		0 feet	45 feet
• Side		0 feet	5 feet / 7 feet
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		134,724 points	339,806 points
• # of landscape islands		1 per 50 spaces	Requesting an Exception to allow 0 landscape islands in lieu of 2 required
Minimum Parking Requirements:			
• # of parking spaces		240 spaces	Requesting an Exception to allow 130 spaces in lieu of 240 required
• # of ADA spaces		5 ADA spaces (1 "Van Accessible")	2 ADA spaces (1 "Van Accessible")
Signage		As per RCMC 17.50.100	One monument sign in compliance with RCMC
Fencing		As per RCMC 17.50.340	Panel fence in compliance with RCMC

<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 Major Amendment to 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 subject property is 3.85 acres in size and is primarily zoned General Commercial District, with a small portion of the property zoned High Density Residential District. The applicant is proposing to construct a care campus which will include professional medical services, childcare, education, outreach, fitness, recreation, counseling, and other support services for a broad range of people combatting poverty and associated issues. As part of the redevelopment of the property, the applicant will be removing two existing single-family residential units located along the south side of the property along Quincy Street, while updating the existing landscaping and grounds of the development. In addition to services within the existing structures, the applicant has also identified a location for a potential sweat lodge for traditional Native healing and a

	greenhouse. The applicant has indicated that the project may include multiple phases of development over the next several years.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The proposed care campus with a childcare center is a conditional use with the General Commercial District. The proposed childcare is an accessory use to the primary care offered at the facility and is intended to provide childcare for clients and staff at the facility. The childcare center appears to provide adequate play area and open space for the children and will be located entirely within the secondary care building as identified on the applicant's site plan. The applicant has indicated that as part of the redevelopment project, campus security, safety, and maintenance will be increased to provide a safe and positive atmosphere for clients utilizing services. Additionally, several letters of support for the project from members of the community and City departments have been noted regarding the proposed development and the scope of services provided.
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:	<p>The applicant has requested an Exception to reduce the required parking spaces from 240 spaces to 130 spaces. As justification, the applicant has provided a detailed operations plan that demonstrated that based on the hours of operation, number of peak employees, and nature of services provided at the facility, no more than 118 parking spaces would be needed at peak usage for the facility. Additionally, many of the clients served by the facility may not be in possession of a vehicle and/or may be carpooling to the facility for services. Public parking also exists within the Kansas City Street Right-of-Way and the Pennington County Parking ramp and will be available for staff and clients to utilize. As such, staff supports the Exception request to reduce the required off-street parking spaces from 240 spaces to 130 spaces.</p> <p>Additionally, the applicant has requested an Exception to reduce the required number of landscape islands for the development from 2 to 0, citing the excess number of landscape points that will be provided with the project and the amount of landscape buffering that will negate the need for parking islands. As such, staff supports the Exception request to reduce the required number of landscape islands from 2 to 0.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A care campus with a childcare center is a conditional use within the General Commercial District and requires the review and approval of a Final Planned Development Overlay due to the size and scope of the development project proposed. The proposed childcare center is accessory to the primary care services offered by the facility and will be located within the secondary provider building. The outdoor play areas shown on the applicant's Master Plan are sized to accommodate approximately 31 children, not including any additional indoor play space that may be provided. Prior to submittal of a Building Permit, the site plan must be revised to show a minimum of 50 square feet of outdoor play area per child served in the proposed childcare center. Additionally, prior to issuance of a Building Permit, the site plan must be revised to show

	a minimum 52-inch high fence surrounding all outdoor play areas.
5. Any adverse impacts will be reasonably mitigated:	The stipulations of approval of this application will serve to reasonably mitigate any adverse impacts. Additionally, the applicant has indicated that the clients of the proposed care campus will not be transient in nature and are expected to live in the facilities on the campus for a significant period of time while receiving services. The applicant has stated that security, safety, and maintenance will be increased as part of the development and that clients will be admitted on a referral only basis, limiting the strain on facility services and screening clients before admission into the program.
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:	The requested Exceptions are not anticipated to negatively impact the proposed development or surrounding land uses due to the availability of public parking adjacent to the property and the abundance of landscaping and screening provided as part of the redevelopment of the property.

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-3.1A	<b>Balanced Uses:</b> The proposed care campus is a community based service organization that promotes positive community growth. The services provided by the facility itself in addition to the community outreach and nexus of information for related services will enhance citizens' lives within the community.
 <b>A Vibrant, Livable Community</b>	
N/A	
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-2.2B	<b>Joint Use Facilities/Partnerships:</b> The proposed facility will provide individuals a network of other essential service providers in an easy, centralized location, encouraging further engagement and outreach within the community for essential services.
 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1A	<b>Major Street Plan Integration:</b> The subject property will be accessed via Kansas City Street and Quincy Street, which are both Local Streets.
 <b>Economic Stability and Growth</b>	
EC-1.2A	<b>Housing Stock:</b> N/A
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	N/A



**Responsive, Accessible, and Effective Governance**

GOV-2.1A	<p><b>Public Input Opportunities:</b> The proposed Major Amendment to the 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 the Planned Development is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.</p>
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**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	Downtown
<b>Design Standards:</b>	
GDP-MU3	<p><b>Community Facilities:</b> The proposed care campus provides services for impoverished individuals from the community and surrounding region.</p>

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	Downtown/Skyline Drive Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1D	<p><b>Reinvestment Corridors:</b> The proposed facility represents redevelopment of an existing site for community serving uses.</p>

**Findings**

Staff has reviewed the Major Amendment to the Planned Development Overlay to allow a care campus with medical facilities, childcare, and support services 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 develop the subject property with services for impoverished citizens of the community on a referral basis. The proposed project will not provide transient housing, but instead is intended to provide services and housing to individuals over the course of several months. Additionally, the facility will create a centralized space for citizens to receive information and treatment from other community based organizations and services helping those in need. The proposed childcare center is accessory to the primary use of the facility and appears to meet all design requirements. As such, staff recommends approval of the Major Amendment to the Planned Development Overlay to allow a care campus with medical facilities, childcare, and support services.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends approval of the Major Amendment to the Planned Development Overlay to allow a care campus with medical facilities, childcare, and support services with stipulations as noted below:	
1.	An Exception is hereby granted to reduce the required off-street parking from 240 spaces to 130 spaces;
2.	An Exception is hereby granted to reduce the required number of landscape islands from 2 to 0;
3.	Prior to submittal of a Building Permit, the site plan shall be revised to show a minimum of 5 ADA spaces, with at least one of the spaces being “Van Accessible”;
4.	The maximum number of children allowed within the childcare center shall be determined by the amount of play area provided at a ratio of 50 square feet of fenced outdoor play area or 70 square feet of indoor play area or a combination thereof per child;
5.	Prior to submittal of a Building Permit, the site plan shall be revised to show all outdoor play areas with a minimum 52-inch high fence;
6.	The portion of the property currently zoned High Density Residential District shall be

	rezoned to General Commercial District prior to initiation of use for that specific phase of the project;
7.	All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Major Amendment to the Planned Development Overlay. Changes to the proposed sign package, which the Department of Community Development Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Development Overlay. All signage not in conformance with the Sign Code shall require a Major Amendment to the Final Planned Development. Any electronic reader board signs shall require the review and approval of a Major Amendment to the Final Planned Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign; and,
8.	The Major Amendment to the Planned Development Overlay shall allow a care campus with medical facilities, childcare, and support services pursuant to the applicant's operational plan. All requirements of the General Commercial District shall be maintained unless specifically authorized as a stipulation of this Major Amendment to the Planned Development Overlay or a subsequent Major Amendment to the Planned Development. All uses permitted in the General Commercial District which do not increase parking requirements shall be permitted contingent upon an approved Building Permit. All conditional uses in the General Commercial District or uses which increase the required amount of parking on the site shall require a Major Amendment to the Planned Development.



# Rapid City Department of Community Development

## Development Review Advisories

<i>Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. <b>This is not a complete list.</b> All City, District, State, and Federal requirements must be continually met.</i>	
	<b>Applicant Request(s)</b>
<b>Case # 20PD003</b>	Major Amendment to a Planned Development Overlay to allow a care campus with medical facilities, childcare, and support services
<b>Companion Case(s) N/A</b>	N/A
<b>ADVISORIES: Please read carefully!</b>	
1.	A Building Permit shall be obtained prior to any structural construction 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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
5.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading;
6.	ADA accessibility shall be provided throughout the structure and site as necessary;
7.	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;
8.	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,
9.	All applicable provisions of the adopted International Fire Code shall continually be met.
10.	All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Major Amendment to a Planned Development Overlay. Changes to the proposed sign package, which the Department of Community Development Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Development Overlay. All signage not in conformance with the Sign Code shall require a Major Amendment to the Planned Development Overlay. Any proposed electronic reader board signs shall require the review and approval of a Major Amendment to the Planned Development Overlay. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign.