

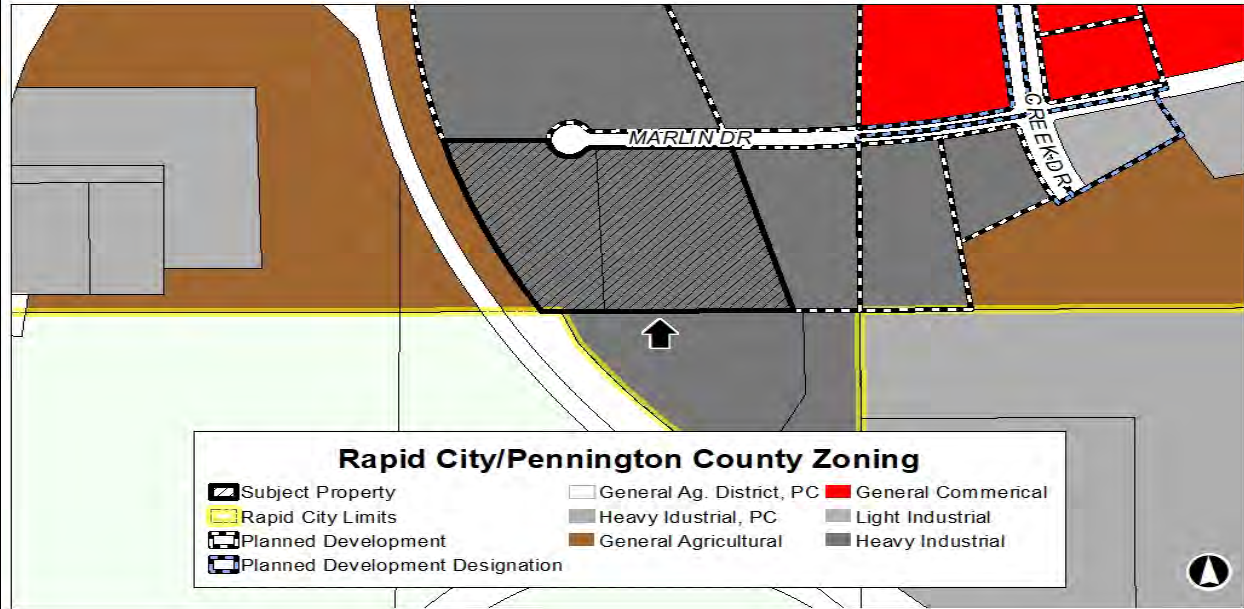
Rapid City Planning Commission
Planned Development Overlay Project Report
March 26, 2020

Item #11	
Applicant Request(s)	
Case #20PD004 – Major Amendment to a Planned Development Overlay to expand an existing warehouse	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends approval of the Major Amendment to the Planned Development Overlay to expand an existing warehouse with stipulations as noted below.	
Project Summary Brief	
The applicant has submitted a Major Amendment to a Planned Development Overlay to expand an existing warehouse on the property located at 1717 Marlin Drive. Specifically, the applicant is requesting to construct a 12,450 square-foot addition onto the existing “Quality Brands” warehouse to serve as additional warehouse and storage space for the facility. The subject property is zoned Heavy Industrial District and is approximately 10.43 acres in size. The current Future Land Use for the property is identified as Heavy Industrial. On July 7 th , 2011, the Rapid City Planning Commission approved a Final Planned Development Overlay on the property to allow a warehouse facility. The proposed expansion of the facility has required the review and approval of this Major Amendment to the Planned Development Overlay.	
Applicant Information	Development Review Team Contacts
Applicant: KTM Design Solutions, Inc.	Planner: John Green
Property Owner: Black Hills Area Habitat for Humanity	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	1717 Marlin Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Schnasse Addition
Land Area	10.43 acres or 454,331 square feet
Existing Buildings	56,690 square-foot warehouse
Topography	Rises 30 feet from north to south
Access	Marlin Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power/MDU
Floodplain	100 Year

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	HI-PD	HI	Warehouse
Adjacent North	HI-PD	HI	Storage units
Adjacent South	HI	HI	Industrial facility
Adjacent East	HI-PD	HI	Storage units
Adjacent West	GA	LI	Vacant

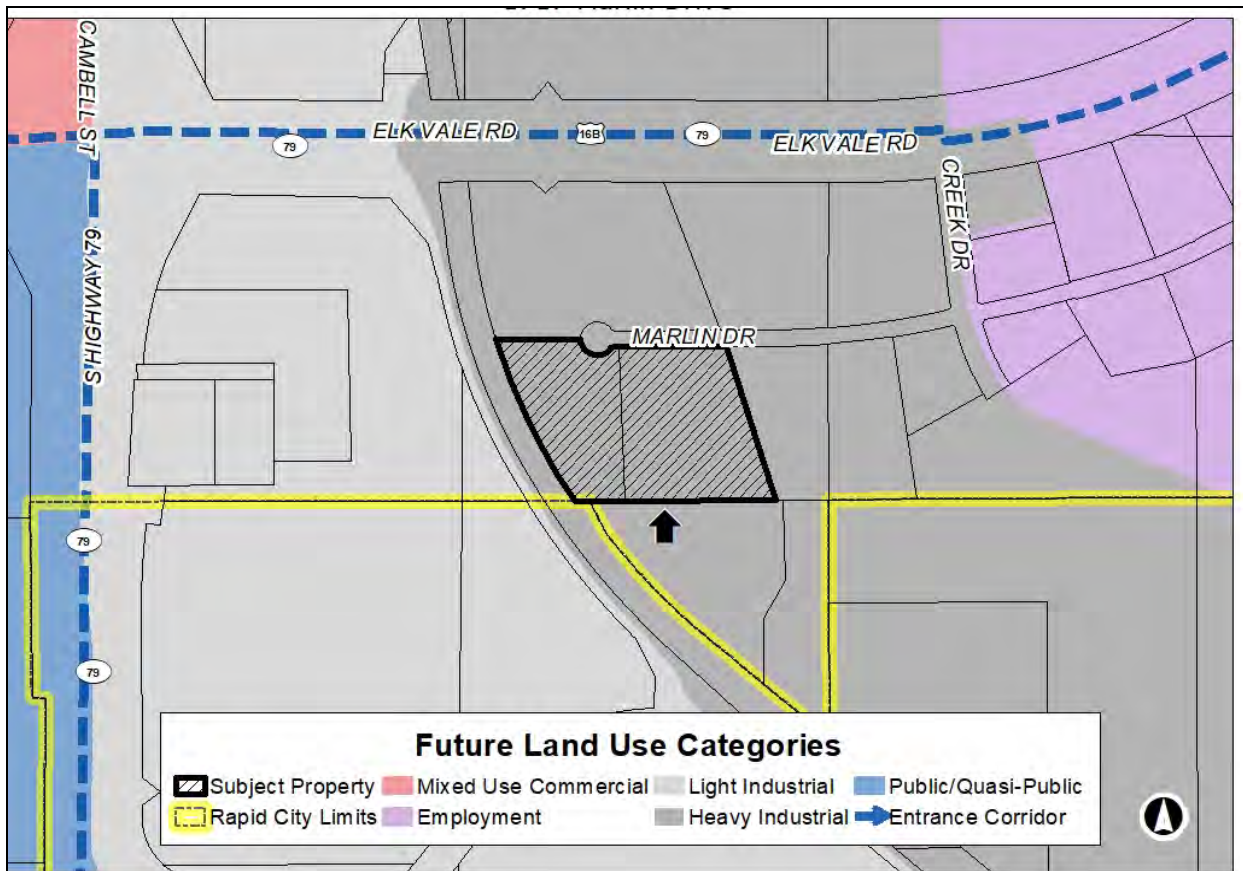
Zoning Map



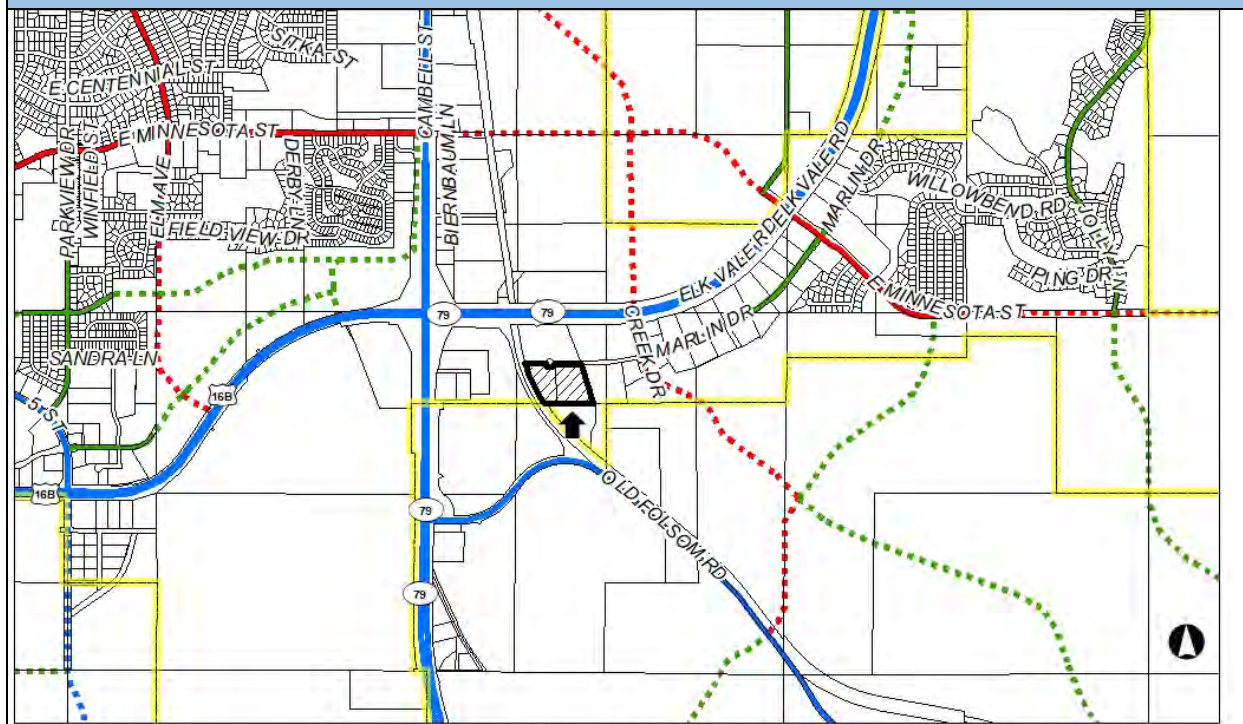
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan






Relevant Case History





Case/File#	Date	Request	Action

11PD023	4/29/11	Initial and Final Planned Development Overlay	PC approved 5/26/11
11PD027	6/6/2011	Final Planned Development Overlay	PC approved 7/7/11
Relevant Zoning District Regulations			
Heavy Industrial District	Required	Proposed	
Lot Area	43,560 square feet	10.43 acres or 454,331 square feet	
Lot Frontage / Lot Width	N/A	Approximately 570 feet	
Maximum Building Heights	4 stories or 45 feet	Single-story	
Maximum Density	80%	35.8%	
Minimum Building Setback:		N/A	
• Front	35 feet	141 feet	
• Rear	25 feet	62 feet	
• Side	25 feet	182.5 feet / 390 feet	
• Street Side	35 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	385,148 points	385,329 points	
• # of landscape islands	1 island	0 islands	
Minimum Parking Requirements:			
• # of parking spaces	149 spaces	Requesting an Exception to allow 78 spaces in lieu of 149 spaces required	
• # of ADA spaces	5 spaces (1 "Van Accessible")	5 spaces (1 "Van Accessible")	
Signage	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 17.50.340	N/A	

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 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 10.43 acres in size and is zoned Heavy Industrial District. On July 7 th , 2011, the Rapid City Planning Commission approved a Final Planned Development Overlay application on the property to allow a warehouse on the property. The applicant has submitted this Major Amendment to the Planned Development Overlay to expand the existing facility. Specifically, the applicant intends to construct a 12,540 square-foot addition onto the south side of the existing warehouse to serve as additional storage space for the facility. The applicant should be aware that a Flood Plain Development Permit must be issued prior to issuance of a Building Permit due to the presence of 100-Year Floodplain on the northwest side of the property. Additionally, prior to issuance of a Building Permit, the subject property must be re-platted to create a single industrial lot or a Developmental Lot Agreement must be entered into and recorded.
2. The application of these regulations to this particular piece of property would create a	A warehouse is a permitted use within the Heavy Industrial District. Due to the size of the expansion to the existing facility proposed, a Major Amendment to the Planned

practical difficulty or undue hardship:	Development application is required for review and approval prior to issuance of a Building Permit.
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 to reduce the required off street parking from 149 spaces to 78 spaces. In 2011, the Rapid City Planning Commission previously granted an Exception to allow 70 off-street parking spaces for the facility based on the applicant's submitted operations plan. The applicant has added 8 off-street parking spaces with this expansion based on the previously granted ratio of parking approved for the project in 2011. Additionally, the proposed expansion is not anticipated to significantly increase traffic or staff for the facility. As such, staff supports the Exception request to reduce the required off-street parking spaces for the facility from 149 spaces to 78 spaces.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A warehouse is a permitted use within the Heavy Industrial District. Due to the size of expansion to the existing facility proposed, a Major Amendment to the Planned Development application is required for review and approval prior to issuance of a Building Permit.
5. Any adverse impacts will be reasonably mitigated:	The proposed expansion of the existing facility will remove some existing landscaping on the property. The applicant's site plan identifies that additional landscaping will be re-planted on the property to serve as screening for the project and to maintain compliance with landscaping requirements. Additionally, the stipulations of approval for the application will serve to reasonably mitigate any other adverse impacts created by the project.
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 Exception to reduce the required off-street parking for the facility is based on the applicant's submitted operations plan and previously granted Exceptions to the parking requirement for the facility. As part of the proposed expansion, the applicant is adding parking spaces at the ratio previously approved by the Rapid City Planning Commission in 2011. As such, staff supports the Exception request to reduce the required off-street parking from 149 spaces to 78 spaces.

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 proposed development is located within the City Limits in an established industrial area.
	A Vibrant, Livable Community
N/A	
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	

	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The subject property is accessed via Marlin Drive, which is identified as an Industrial Street on the City's Major Street Plan.
	Economic Stability and Growth
EC-1.2A	Housing Stock: N/A
	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 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
GDP-EA1	Relationship to Surrounding Development: The proposed expansion is consistent with the industrial character of the neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1B	Employment Area: The proposed development is consistent with other industrial uses in the Old Folsom Road area and is sufficiently buffered from any residential areas within the neighborhood.

Findings	
<p>Staff has reviewed the Major Amendment to the Planned Development Overlay to expand an existing warehouse 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 construct a 12,450 square-foot addition onto the existing warehouse to serve as additional storage space for the facility. The applicant has requested an Exception to reduce the required off-street parking for the facility consistent with previously granted Exceptions to the parking requirement for the facility. The proposed use is in compliance with the Comprehensive plan and does not appear to cause any adverse impacts on surrounding properties. As such, staff recommends approval of the Major Amendment to the Planned Development Overlay to expand an existing warehouse.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Major Amendment to the Planned Development Overlay to expand an existing warehouse with stipulations as noted below:	
1.	An Exception is hereby granted to reduce the required off-street parking for the facility from 149 spaces to 78 spaces;
2.	Prior to issuance of a Building Permit, a Floodplain Development Permit shall be

	approved;
3.	Prior to issuance of a Building Permit, the subject property shall be re-platted to create a single industrial lot or a Developmental Lot Agreement shall be entered into and recorded;
4.	Prior to issuance of a Building Permit, the site plan shall be revised to show a landscape island designed in compliance with Rapid City Municipal Code Section 17.50.300;
5.	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,
6.	The Major Amendment to a Planned Development Overlay shall allow an expansion of the existing warehouse on the property. Any change in use or expansion in use that is a permitted use in the Heavy Industrial District shall require a review and approval of a Minimal Amendment to the Planned Development Overlay. Any change in use or expansion of use that increases the parking requirement for the property shall require the review and approval of a Major Amendment to the Final Planned Development Overlay. Any change in use or expansion of use that is a Conditional Use in the Heavy Industrial District shall require the review and approval of a Major Amendment to the Final Planned Development Overlay.

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. This is not a complete list. All City, District, State, and Federal requirements must be continually met.</i>	
	Applicant Request(s)
Case # 20PD004	Major Amendment to a Planned Development Overlay to expand an existing warehouse
Companion Case(s) N/A	20RZ013 – Rezone from Office Commercial District to Medium Density Residential District
ADVISORIES: Please read carefully!	
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.