



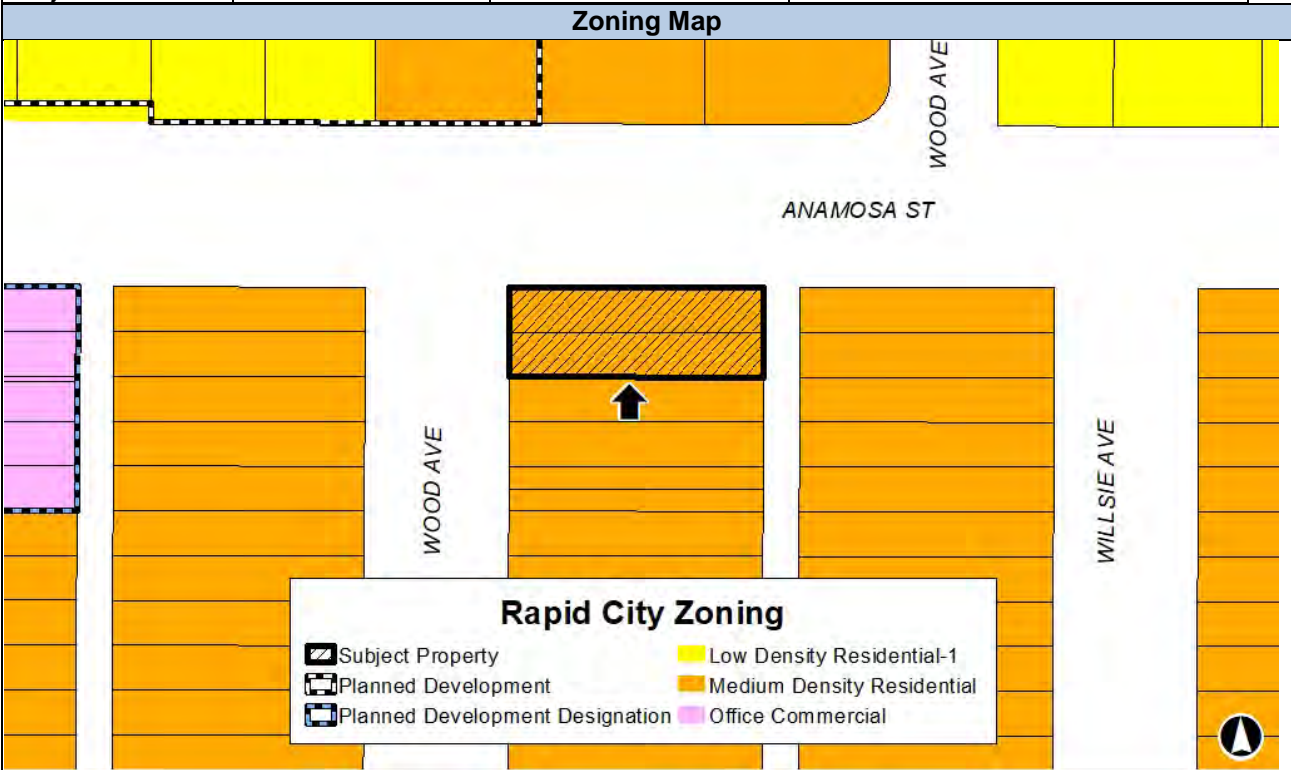
Rapid City Planning Commission

Planned Development Overlay Project Report

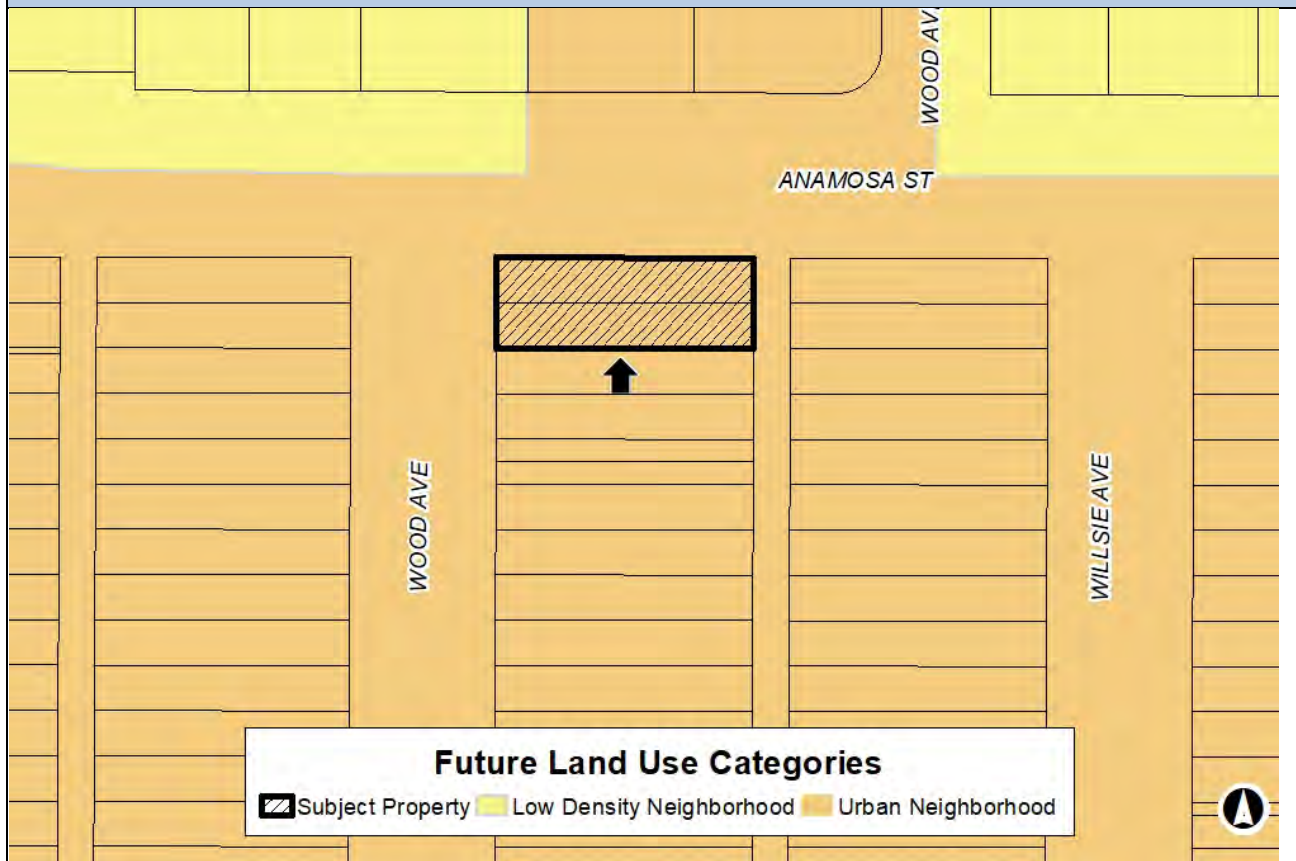
March 26, 2020

Item #12	
Applicant Request(s)	
Case #20PD006 – Final Planned Development Overlay to expand a utility substation	
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>The applicant has submitted this Final Planned Development Overlay to expand an electric utility substation located at 351 Anamosa Street. In particular, the applicant is proposing to demolish the existing substation and construct a new larger substation to accommodate the power load of the new Civic Center expansion and to maintain a reliable power service to the area. As a part of the expansion, the applicant is requesting the following Exceptions: to reduce the minimum required parking from 1 space to zero spaces and to waive the requirement to provide 7,000 landscape points.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Black Hills Power Inc.	Planner: Fletcher Lacock
Property Owner: Black Hills Power Inc.	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: DGR Engineering	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	351 Anamosa Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Millard Subdivision
Land Area	0.16 acres
Existing Buildings	N/A
Topography	Rises in elevation from east to west approximately 6 feet
Access	Anamosa Street and Wood Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

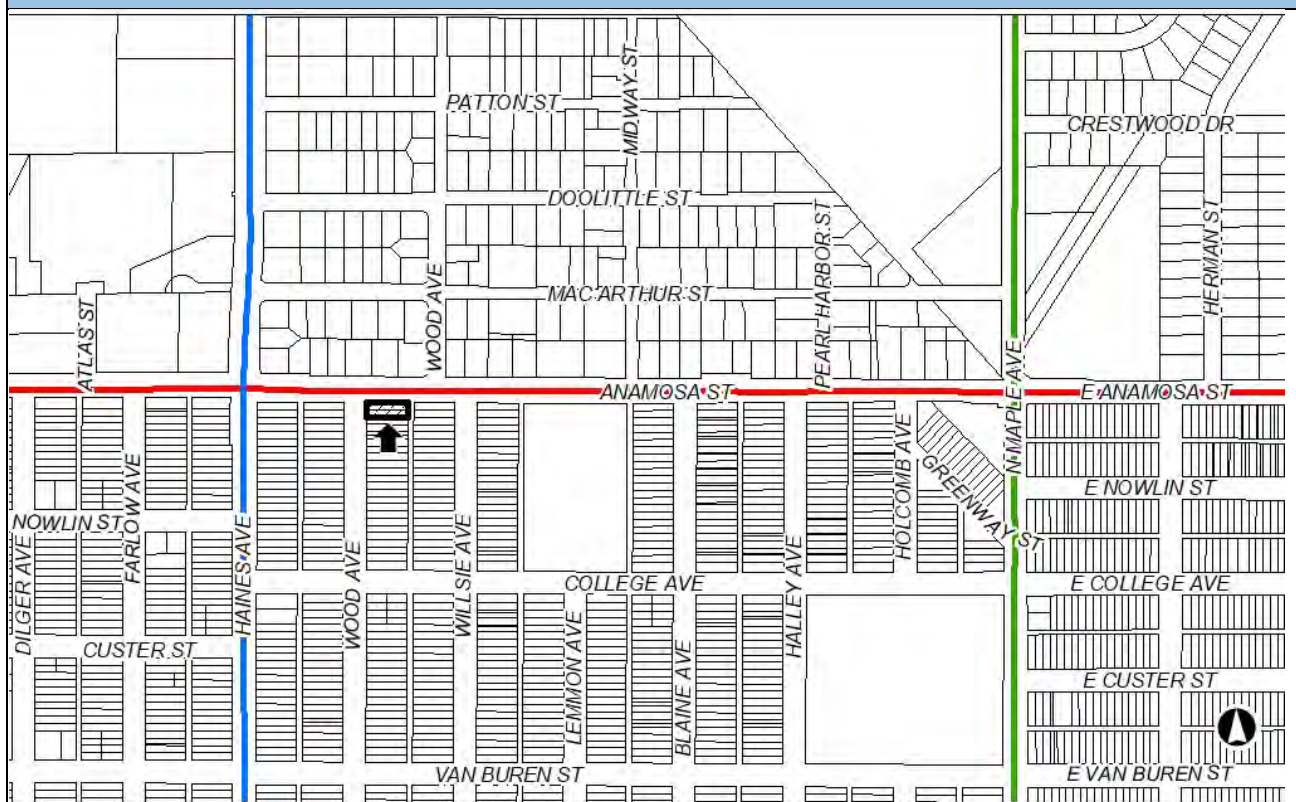
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Utility substation
Adjacent North	MDR	UN	Apartments
Adjacent South	MDR	UN	Single-family dwelling
Adjacent East	MDR	UN	Single-family dwelling
Adjacent West	MDR	UN	Duplex



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	7,000 square feet	
Lot Frontage / Lot Width	50 feet	50 feet	
Maximum Building Heights	N/A	Exempt	
Maximum Density	30%	0%	
Minimum Building Setback:			
• Front	25 feet	40 feet	
• Rear	25 feet	13 feet	
• Side	8 feet	7 feet	
• Street Side	20 feet	20 feet	
Minimum Landscape Requirements:			
• # of landscape points	7,000	Requesting an Exception to waive requirement	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	1	Requesting an Exception to waive requirement	
• # of ADA spaces	0	0	
Signage	As per RCMC 17.50.080	None proposed	
Fencing	As per RCMC 17.50.340	Security fencing	

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 7,000 square feet in size and zoned Medium Density Residential District. The property is currently developed with an electric utility substation. The applicant has indicated that due to the expansion being constructed at the Civic Center, a larger substation is needed to accommodate the power load.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is currently developed with a utility substation. The proposed expansion is needed to accommodate a larger substation for the new Monument Arena. The small lot size limits the area that can be used for landscaping and parking.
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 is requesting the following Exceptions: to reduce the minimum required parking from 1 spaces to 0 spaces and to waive the minimum required landscaping of 7,000 points.</p> <p>The applicant has indicated that there will be a gravel area inside the proposed substation that could accommodate a work vehicle for routine maintenance. Based on the need for a larger substation and the proposed gravel pad which may be used for work vehicles, staff recommends that the Exception to reduce the parking be granted. In addition, on-street parking is available along Wood Avenue.</p> <p>The applicant is also requesting to waive the landscape</p>

	requirement. The site plan identifies that the west portion of the property and the adjacent boulevards along Anamosa Street and Wood Avenue will be planted with grass. It appears that approximately 3,888 points would be provided in these areas. Staff recommends that the Exception to waive the landscape requirement be granted provided that the proposed grass areas are planted and maintained.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	As noted above, this is an existing electric utility substation that needs to be expanded to accommodate the expected power load increase due to the new Monument Arena.
5. Any adverse impacts will be reasonably mitigated:	As noted above, the property is currently developed with an electric utility substation. The proposed expansion does require that a drainage plan be submitted for review and approval. As such, upon submittal of a Building Permit, the applicant must coordinate with the Public Works Department to provide required drainage information.
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, the existing electric utility substation provides power to the Civic Center and the area. The new Monument Arena will increase the power load and the existing facility is undersized. A utility substation is a Conditional Use in the Medium Density Residential District. In order to accommodate the increased power load a larger substation is needed. The requested Exceptions are needed to accommodate the larger size of the proposed facility.

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-1.1B	Targeted Infrastructure Investments: The proposed electric utility substation expansion is intended to meet the additional power load which will be added by the new Monument Arena.
	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: Anamosa Street is identified as a Minor Arterial Street on the City’s Major Street Plan. The applicant must coordinate with the Public Works Department to conduct any work in the right-of-way.
	Economic Stability and Growth
EC-1.1B	Public Improvements: The proposed utility substation expansion is needed to accommodate the power load of the new Monument Arena. Black Hills Power

	will ensure that power is routed to the area while the new substation is constructed.
	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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
N/A	A utility substation is identified as a Conditional Use in the Medium Density Residential District. The property is currently developed with an electric utility substation. The proposed expansion is needed to accommodate the increased power load expected from the new Monument Arena.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1B	Civic Center: The proposed utility substation expansion is needed to support the new Monument Arena and the increased power load expected.

Findings	
Staff has reviewed the Final Planned Development Overlay to expand a utility substation 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. A utility substation is identified as a Conditional Use in the Medium Density Residential District. The property is currently developed with a utility substation and the proposed expansion is needed to accommodate the increased power load expected from the new Monument Arena. The requested Exceptions are needed due to the small size of the subject property and the size of the proposed utility substation expansion.	

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 1 parking spaces to 0 parking spaces;
2.	An Exception is hereby granted to waive the landscaping requirement contingent upon grass being planted in the boulevards and on the west side of the property outside of the fence as proposed;
3.	Upon submittal of a Building Permit, the applicant shall coordinate with the Public Works Department to provide drainage information as needed;
4.	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,
5.	The Final Planned Development Overlay shall allow an electric utility substation. Any change in use that is a permitted use in the Medium Density Residential 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 Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Development.
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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 #20PD006	Final Planned Development Overlay to expand a utility substation
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.