



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

May 26, 2016

<b>Item #10</b>
<b>Applicant Request(s)</b>
Case # 16PD023 – Final Planned Development Overlay to expand an industrial structure
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends approval with stipulations as noted below.</b>

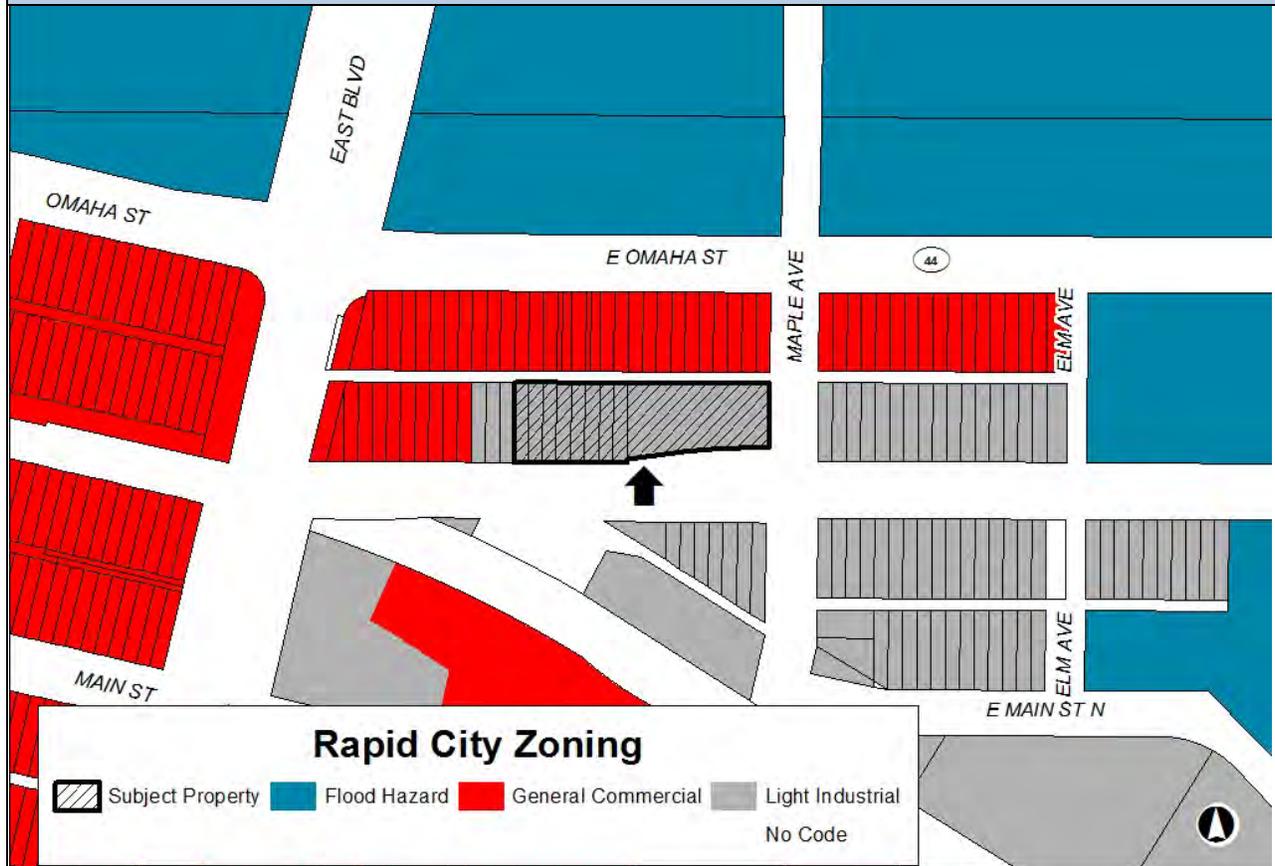
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Final Planned Development to construct a 5,033 addition onto an existing 14,428 square foot industrial structure located at 317 Maple Avenue. In particular, the property is the location of Crescent Electric Supply Company which is proposing additional warehouse space and a truck loading dock. The applicant is also requesting the following Exceptions: an Exception to allow a maximum lot coverage of 96% in lieu of 75%, an Exception to reduce the minimum required parking from 26 parking spaces 6 parking spaces, an Exception to reduce the minimum required landscaping from 35,507 points to 14,500 points, an Exception to waive the outdoor storage screening requirement, and an Exception to reduce the minimum required side yard setback from 25 feet to 17 feet.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Crescent Electric Supply Company	Planner: Fletcher Lacock
Property Owner: Crescent Realty Corporation	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Schlingen Design Consultants, Inc.	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	317 Maple Avenue
Neighborhood	Downtown / Skyline Drive
Subdivision	Simmons Subdivision
Land Area	1.33 acres (Approximately 57,935 square feet)
Existing Buildings	14,428 square feet
Topography	Relatively flat
Access	Maple Avenue
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain protected by levee

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	MUC	Crescent Electric Supply Company
Adjacent North	GC	MUC – Revitalization Corridor	Gas station and retail store
Adjacent South	LI	MUC	Freeman's Electric Service
Adjacent East	LI	MUC	Industrial office/warehouse
Adjacent West	LI	MUC	Industrial structure

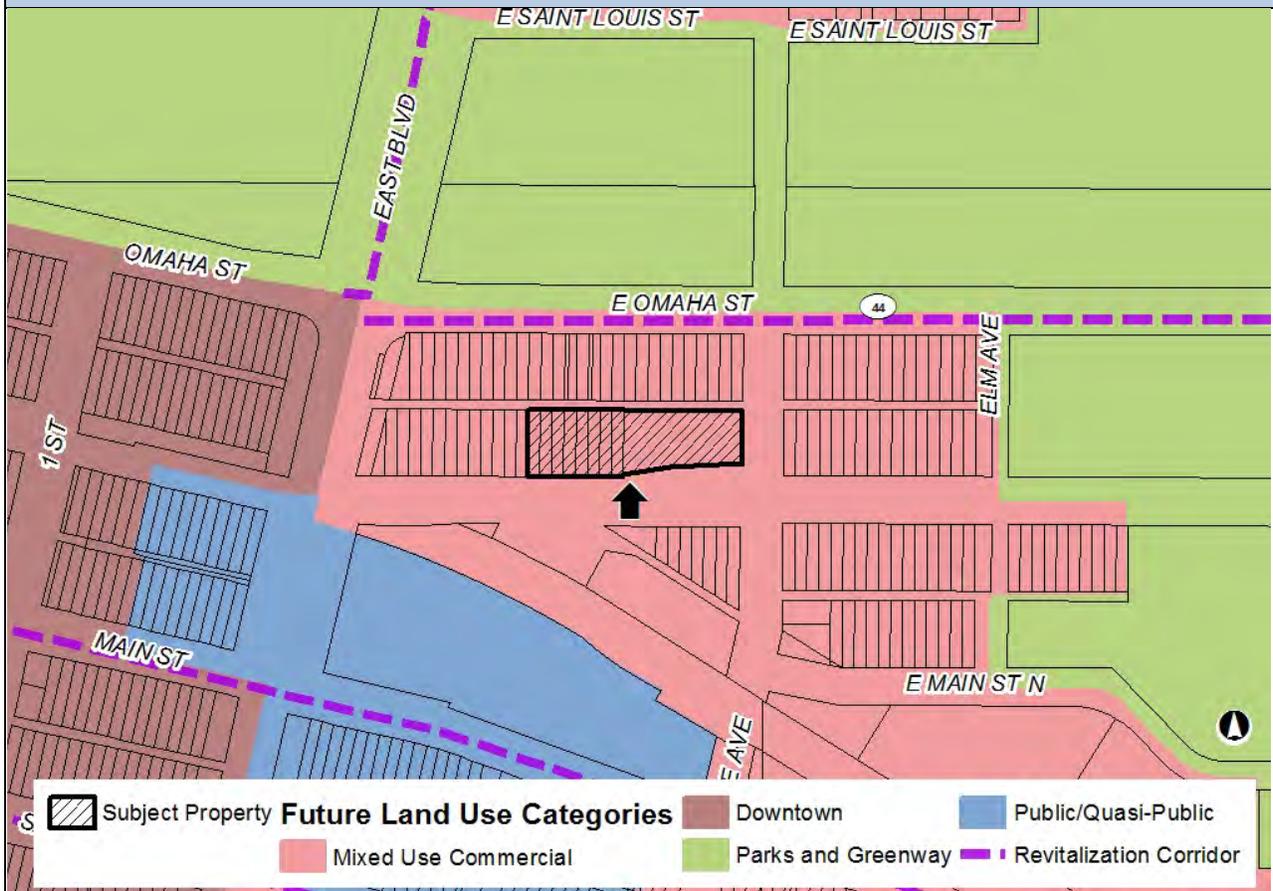
### Zoning Map



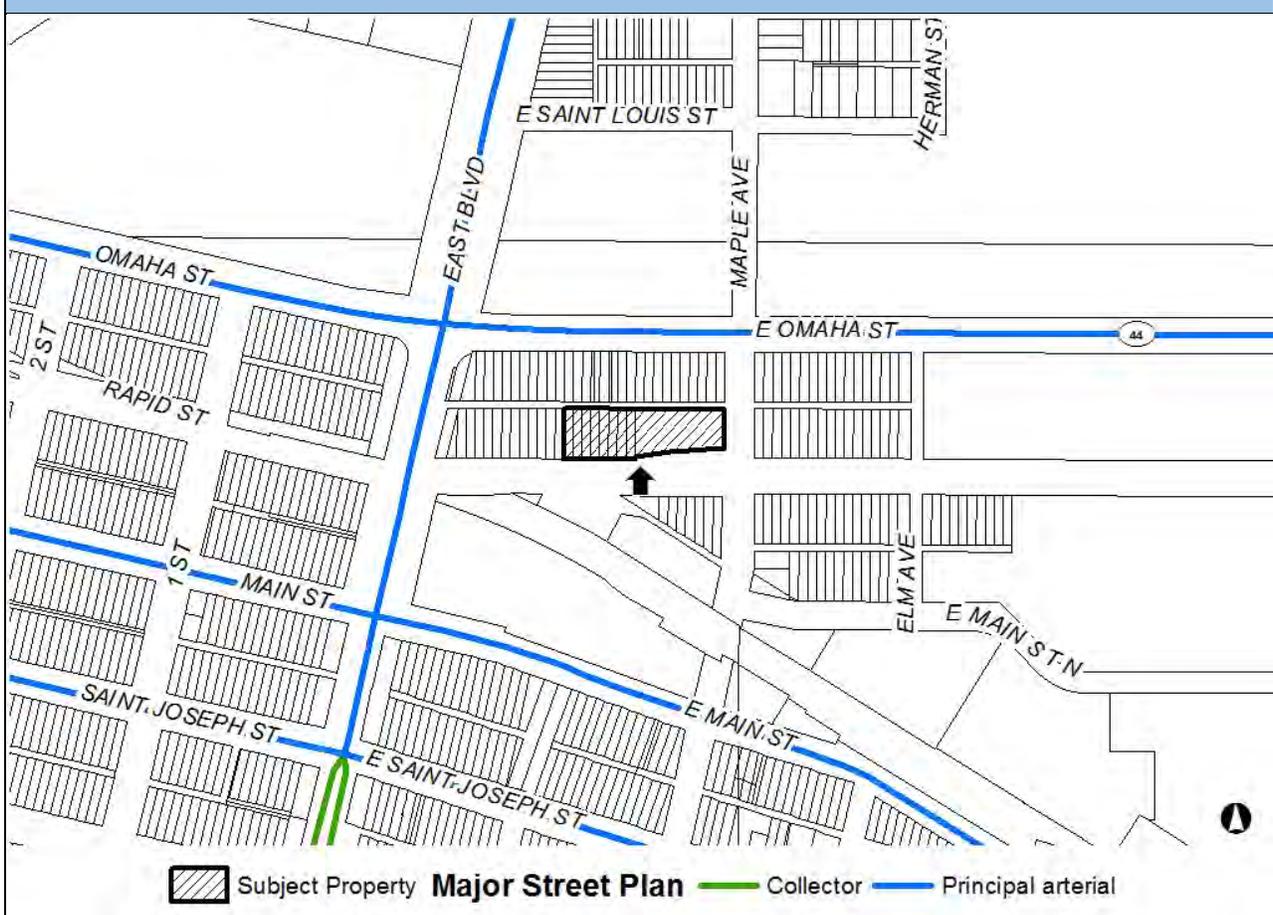
### Existing Land Uses



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District		Required	Proposed
Lot Area		20,000 square feet	58,069 square feet
Lot Width		N/A	N/A
Maximum Building Heights		4 stories or 45 feet	34 feet
Maximum Density		75%	Requesting an Exception to allow 94%
Minimum Building Setback:			
• Front		25 feet	Existing 19 feet
• Rear		25 feet	Existing 16 feet
• Side		25 feet	Requesting an Exception to reduce the side yard setback to 17 feet from the north property line / Existing "0" foot setback from south property line
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		35,507	Requesting an Exception to reduce to 14,500
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		26	6
• # of ADA spaces		2	2
Signage		As per Chapter 17.50.080(S)3.a	No new signage proposed
Fencing		8 feet	6 foot chain-link fence

Planning Commission Criteria and Findings for Approval or Denial	
<p><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 Final Planned Development Overlay:</b></p>	
Criteria	Findings
<p>1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:</p>	<p>The property is comprised of approximately 58,069 square feet of land zoned Light Industrial District. The current structure located on the property is currently non-conforming to landscaping, setbacks, and lot coverage. The applicant is proposing to construct a 5,033 square foot warehouse addition with a truck loading dock.</p>
<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>The applicant could continue to use the property as it currently exists. The structure located on the property is non-conforming to setbacks, landscaping, and lot coverage. The applicant is proposing to pave parking, provide 14,500 landscape points, and to improve the appearance of the property.</p>
<p>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>	<p>The applicant is requesting a total of five Exceptions. The applicant is requesting an Exception to reduce the minimum required parking from 26 parking spaces to six parking spaces. The site plan identifies 38 parking spaces for the use; however, seven of the existing parking spaces on the east side of the property back into Maple Avenue and 25 parking spaces are located in the railroad right-of-way located on the south side of the property. Currently, the area is leased and used for graveled parking and storage. The applicant is proposing to remove the storage and to pave the parking. For the above reasons, staff</p>

recommends that the parking reduction be granted. The applicant should be aware that prior to issuance of a Building Permit, the applicant must submit a copy of the lease from the railroad for the use of the right-of-way.

The applicant is also requesting an Exception to reduce the minimum required landscaping from 35,507 points to 14,500 points. There is currently no landscaping located on the property. To improve the aesthetics of the property the applicant is proposing to plant shrubs along the south side of the building and in the northeast corner of the property. The addition of any landscaping is an improvement in this area. Staff recommends that the Exception to reduce the landscaping be granted.

In addition, the applicant is requesting an Exception to increase the maximum allowed lot coverage from 75% to 96%. Currently, the property is fully developed with structures, paving, and gravel. The addition of landscaping on the property decreases the lot coverage from 100% to 96%. The addition of landscaped area and the existing conditions on the property support the granting of the Exception to increase the maximum allowed lot coverage.

The fourth Exception request is to waive the outdoor storage screening requirement and to allow a 6 foot high chain-link fence in lieu of screening. The applicant is proposing to use the paved area on the west side of the property as outdoor storage for electrical equipment. This dedicated storage area will remove storage from the south side of the property. The area is accessed from the alley on the north side of the property. The property is located in an industrial area south of Omaha Street with railroad right-of-way and industrial uses located to the south. The property is screened from Omaha Street by the development to the north. In addition, the existing structures on the property screen the storage area from Maple Avenue and from the properties to the west. For these reasons, staff recommends that the Exception to waive the screening requirement be granted.

The final Exception request is to reduce the minimum required side yard setback from 25 feet to 17 feet from the north property line. Chapter 17.52.020 of the Rapid City Municipal Code states that a legal non-conforming structure can be expanded provided that the addition does not further encroach into the setback. The addition does not further encroach into the setback along the south property line. However, the proposed loading dock will decrease the setback from 33.5 feet to 17 feet along the north property line. The proposed loading dock will take access from the alley. Currently, trucks block the alley for loading and unloading. The proposed loading dock will remove truck traffic from the alley. For these reasons, staff recommends that the Exception be granted to reduce the minimum required side yard setback from 25 feet to 17 feet for the loading dock.

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 Light Industrial District. An electric supply company is a permitted use.
5. Any adverse impacts will be reasonably mitigated:	The proposed expansion will provide an improvement to the aesthetics of the property. New landscaping will be provided, parking will be paved, and truck traffic will no longer block the alley. The applicant should be aware that upon submittal of a Building Permit, the site plan must be revised to show two ADA accessible parking spaces with one being "van accessible". In addition, the structure on the west side of the property has non-conforming water and sewer services. As such, upon submittal of a Building Permit a Covenant Agreement must be submitted for recording indicating that the services will be brought into compliance should they fail.
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 shown above, the proposed addition to the structure, landscaping, and paving will enhance the appearance of the property and will achieve the objectives of the standards to be modified.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
	N/A
	<b>A Vibrant, Livable Community</b>
	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
LC-1.1E	<b>Context-Sensitive Design:</b> The proposed expansion to the industrial structure will enhance the aesthetics of the area by paving parking, removing storage to a secure location, and providing landscaped features.
	<b>Efficient Transportation and Infrastructure Systems</b>
	N/A
	<b>Economic Stability and Growth</b>
EC-1.3A	<b>Local Business Support:</b> Crescent Electric Supply Company has been at its current location since 1948. The proposed expansion will improve the conditions of the property.
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A



## Responsive, Accessible, and Effective Governance

GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Final Planned Development Overlay requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned Development 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

<b>Future Land Use Plan Designation(s):</b>	<b>Mixed Use Commercial</b>
<b>Design Standards:</b>	
GDP-MU1	<b>Relationship of Uses:</b> The property is located in an industrial corridor along the railroad between Omaha Street and Main Street which are established commercial corridors. The proposed expansion will improve the appearance of the property and improve the aesthetics of the area.

### Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

<b>Neighborhood:</b>	<b>Downtown / Skyline Drive</b>
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1D	<b>Reinvestment Corridors:</b> The property is located south of Omaha Street and north of Main Street which are both identified as Reinvestment Corridors. The proposed improvements to the property will enhance the appearance of the property and the area.

### Findings

Staff has reviewed the Final Planned Development Overlay to expand an industrial structure 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. In particular, the proposed expansion will enhance the appearance and is an improvement over the current state of the property by paving parking, securing outdoor storage, and providing landscaping. The Comprehensive Plan supports the reinvestment and revitalization of this area.
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### Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Final Planned Development Overlay to expand an industrial structure be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the minimum required parking from 26 parking spaces to six parking spaces contingent upon a copy of the lease agreement with Rapid City Pierre Eastern Railroad that allows use of the right-of-way shall be submitted prior to issuance of a Building Permit;
2.	An Exception is hereby granted to reduce the minimum required side yard setback from 25 feet to 17 feet along the north lot line;
3.	An Exception is hereby granted to increase the maximum allowed lot coverage from 75% to 96%;
4.	An Exception is hereby granted to reduce the minimum required landscaping from 35,507 points to 14,500 points;
5.	An Exception is hereby granted to waive the screening requirement for outdoor storage;
6.	Upon submittal of a Building Permit, a copy of the lease agreement with Rapid City Pierre Eastern Railroad that allows use of the right-of-way shall be submitted;
7.	Upon submittal of a Building Permit, a Covenant Agreement shall be submitted for recording indicating that non-conforming sewer and water services will connect to sewer and water main in Maple Avenue should they fail;
8.	Upon submittal of a Building Permit, the site plan shall be revised to show the location of power located in the alley along the north property line;

9.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs;
10.	Prior to issuance of a Building Permit, a Developmental Lot Agreement shall be signed and submitted for recording; and,
11.	The Final Planned Development Overlay shall allow for an industrial structure. With uses permitted in the Light Industrial District. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development.



## Rapid City Community Planning & Development Services

### 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)	
<b>Case # 16PD023</b>	Final Planned Development Overlay to expand an industrial structure
<b>Companion Case(s) #</b>	N/A
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.	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.