



# Rapid City Planning Commission

## Planned Development Project Report

May 26, 2016

<b>Item 4</b>
<b>Applicant Request(s)</b>
Case # 16PD024, a Final Planned Development to allow a commercial structure

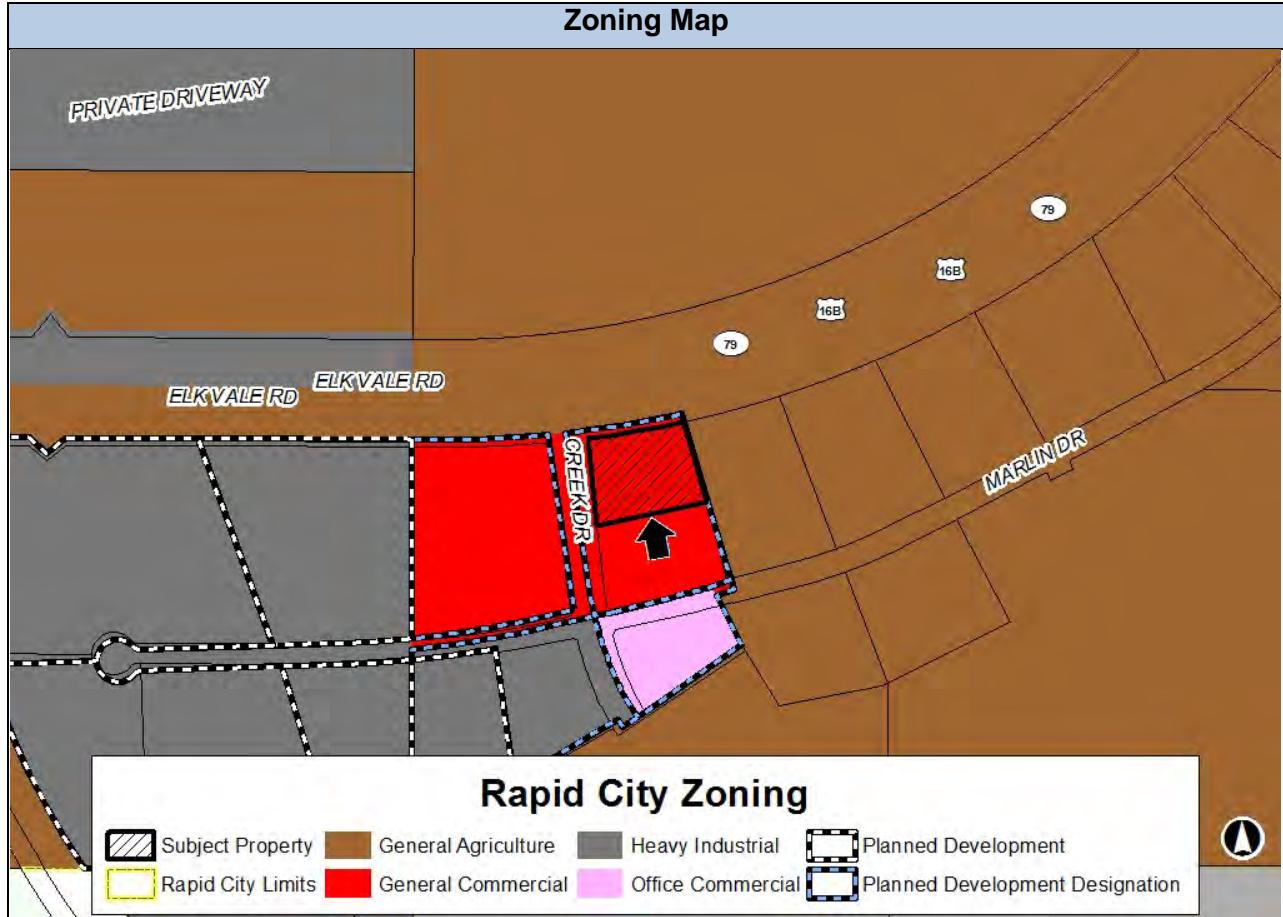
<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Final Planned Development to allow a commercial structure be approved with the stipulations noted below.

<b>Project Summary Brief</b>
The applicant has submitted a Final Planned Development Overlay to allow construction of a commercial structure. The proposed structure is comprised of 17,551 square feet of space to serve as the Pro-Mark Services Rapid City headquarters buildings, as well as 4 additional commercial shop spaces to be leased to tenants. The property is located within an existing Planned Development Designation (File #07PD092) and, as such, the applicant has requested this Final Planned Development. The applicant is not requesting any Exceptions as a part of this request.

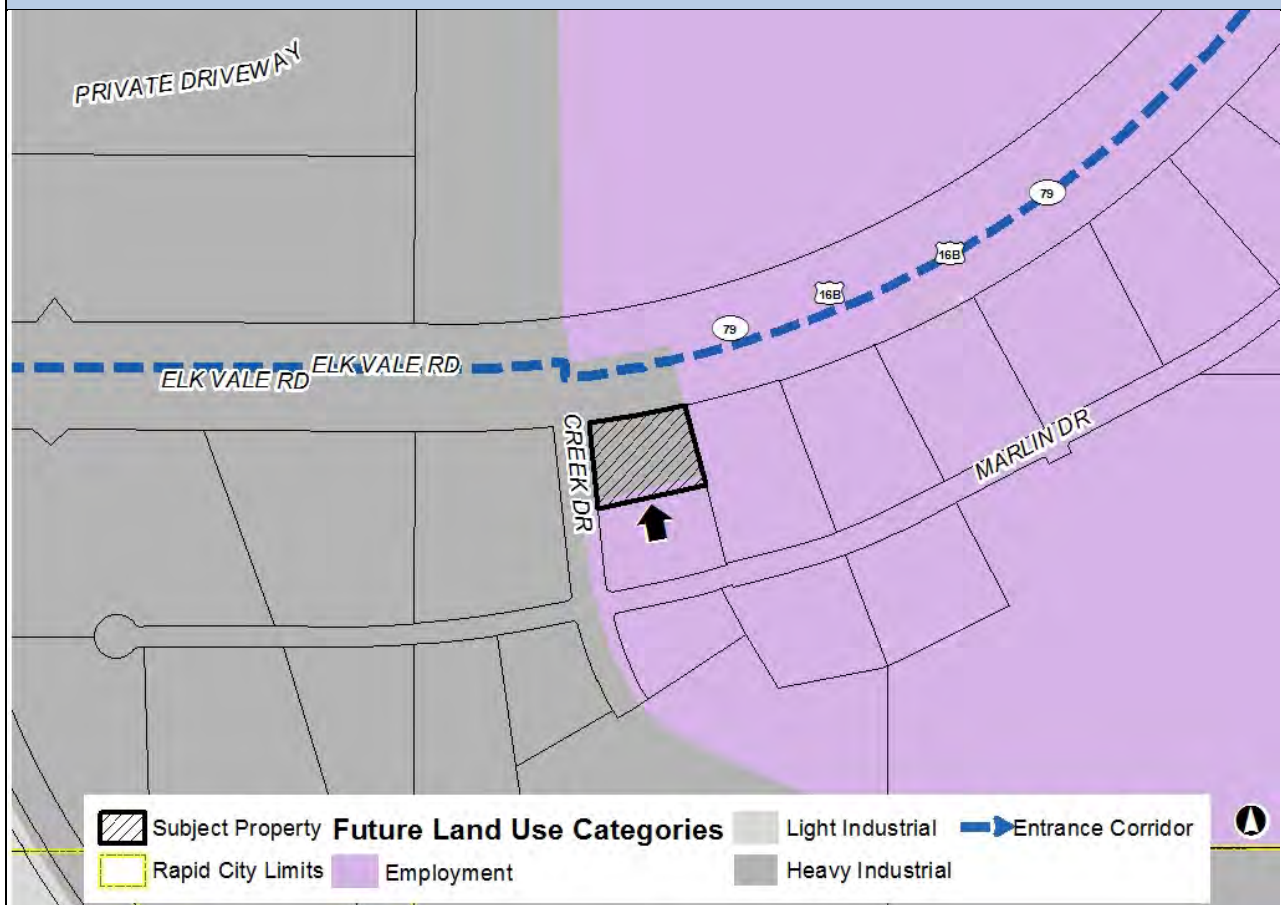
<b>Development Review Team Contacts</b>	
Applicant: Pro-Mark Services, Inc.	Planner: Robert Laroco
Property Owner: ZCO Incorporated	Engineer: Nicole Lecy
Architect: Geiger Architecture	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Southeast of the intersection of Elk Vale Road and Creek Drive
Neighborhood	Southeast Connector Neighborhood
Subdivision	Marlin Industrial Park
Land Area	1.58 acres, approximately 68,825 square feet
Existing Buildings	No existing structures
Topography	Level
Access	Creek Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	N/A

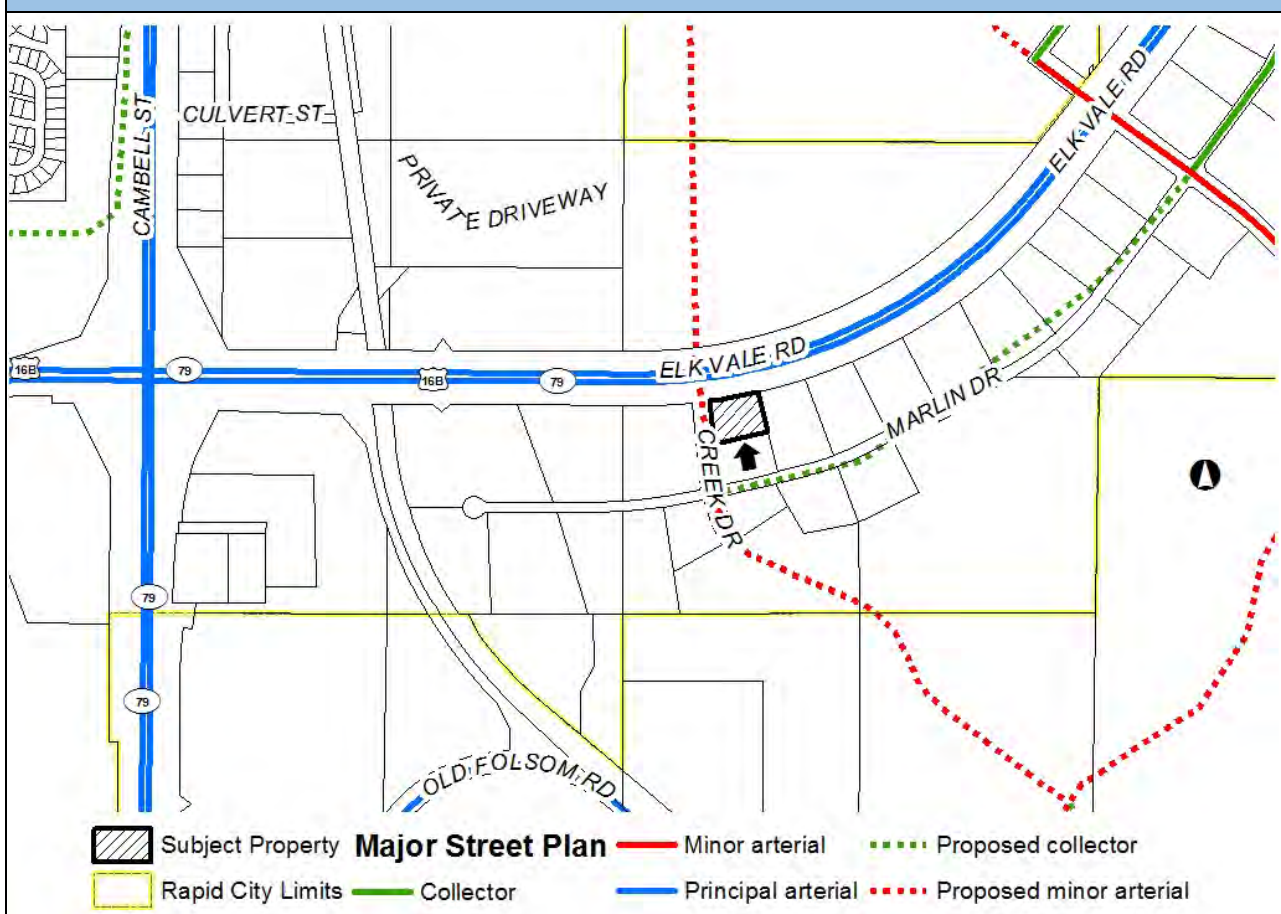
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PDD	HI, Employment	Undeveloped
Adjacent North	GA	Employment	Undeveloped
Adjacent South	GC/PDD	Employment	Undeveloped
Adjacent East	GA	Employment	Undeveloped
Adjacent West	GC/PDD	HI	Undeveloped



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan







<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
07PD092	10/30/08	Planned Development Designation	Staff approved w stipulations
07RZ074	02/04/08	Rezone General Agriculture District to General Commercial District	CC approved in conjunction with the PDD
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed/Existing</b>	
Lot Area	No minimum required	1.58 acres, approximately 68,825 sq ft	
Lot Frontage	No minimum required	Approximately 510 ft	
Maximum Building Heights	4 stories, 45 ft.	1 story, 27 ft	
Maximum Density	75%	25.5%	
Minimum Building Setback:			
• Front	25 ft to Creek Drive	67 ft to Creek Drive	
• Rear	25 ft to east lot line	36.62 ft to east lot line	
• Side	0 ft to south lot line	61.83 ft to south lot line	
• Street Side	25 ft to Elk Vale Road	71 ft to Elk Vale Road	
Minimum Landscape Requirements:			
• # of landscape points	51,274 points required	51,889 points provided	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	41 spaces required	44 spaces provided	
• # of ADA spaces	2 ADA, 1 van accessible	2 ADA, 1 van accessible	
Signage	Per RCMC	None proposed	
Fencing	Per RCMC	None proposed	






<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 in a request for a Planned Development:</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 property is comprised of approximately 1.58 acres of undeveloped, level, grass-covered land zoned General Commercial District. There are no conditions on the property due to the size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property is located within an existing Planned Development Designation boundary, requiring that a Final Planned Development be approved for the property prior to issuance of a building permit. The application of these regulations does not create a practical difficulty or undue hardship.
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;	No Exceptions have been requested as a part of this Final Planned Development Overlay.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	The proposed offices and warehousing/shop space are permitted uses in the General Commercial District. However, the existing Planned Development Designation requires that a Final Planned Development be approved for the site prior to issuance of a building permit. A literal interpretation of this chapter does not deprive the applicant

	<p>of rights that others in the same district are allowed.</p> <p>During review of the request, Public Works staff noted that the property includes a non-access easement located along the length of the western property line adjacent to Creek Drive, an identified arterial street on the City's Major Street Plan. Access to the property and the adjoining property to the south is to be taken from an existing 40 foot by 40 foot shared access easement dedicated as a part of the platting of the lots. However, submitted plans show that the proposed access is located north of the location of the shared access easement, along a portion of the western property line which is restricted by a non-access easement. Prior to issuance of a building permit, revised plans shall be submitted showing that access to the property is taken from the shared access easement previously dedicated during the platting of the property, or the non-access easement shall be vacated where the alternative access is proposed.</p>
5. Any adverse impacts will be reasonably mitigated;	<p>As previously noted, the applicant has not requested any Exceptions as a part of this Final Planned Development. The property is located in an area developing with a variety of commercial and light industrial uses located at the intersection of two arterial streets. Elk Vale Road is a major transit corridor and an identified principal arterial street on the City's major street plan capable of accommodating large volumes of commercial and residential traffic. Creek Drive is identified as a minor arterial street on the City's Major Street Plan. All other land area regulations of the General Commercial District are being met as a part of this request. Potential adverse impacts of the development are being reasonably mitigated as a part of this request.</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>The applicant is not requesting any Exceptions as a part of this Final Planned Development. However, the existing Planned Development Designation on the property requires that a Final Planned Development be approved prior to issuance of a building permit on the property. It appears that the proposed Final Planned Development will meet the standards of the Ordinance and the Comprehensive Plan.</p>

**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>
BPG-1.2A	<u>Priority Infill Areas:</u> The proposed Final Planned Development will encourage development within the Rapid City Limits, and within an area which has previously been slow to develop.
	<b>A Vibrant, Livable Community</b>
N/A	N/A

	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
N/A	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities:</u> The Major Amendment to the Planned Development requires notification of surrounding property owners within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Planned Development

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Heavy Industrial, Employment Area
<b>Design Standards:</b>	
Chapter 10, p. 104	<u>Employment:</u> Primary uses include office buildings research and development, and indoor storage areas intended to provide concentrated areas of employment. When these uses are in proximity to areas intended for industrial development, then a primary use such as offices in support of an industrial use are appropriate.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Southeast Connector Neighborhood
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1B	<u>Employment Area:</u> The proposed office and warehouse building encourages additional employment north of the Old Folsom Road area, which is an identified employment areas and focus of the Southeast Connector Neighborhood. In addition, the proposed development will provide a lighter industrial/employment area to act as a buffer between anticipated heavy industrial uses located to the west and south.

<b>The Development Review Team recommends that the request for a Final Planned Development be approved for the following reasons:</b>	
•	The applicant is requesting to allow construction of a commercial structure comprised of the Pro-Mark Services headquarters as well as office/shop suites available for lease. The proposed offices and shops are permitted uses in the General Commercial District.
•	The property is located within an existing Planned Development Designation, requiring a Final Planned Development be approved prior to issuance of a building permit for the property.
•	The Employment areas can include commercial areas designed and constructed as a campus, with unified architectural features. The property is located on the fringes of an area designated for development with heavy industrial uses. Commercial/light industrial uses can be appropriate on the fringes of the Heavy Industrial land use

	designation if offering supporting services for heavy industrial uses.
•	No Exceptions are being requested as a part of this Final Planned Development. All requirements of the General Commercial District are being met.

**Staff recommends that the requested Final Planned Development be approved with the following stipulations:**

1.	Prior to issuance of a building permit, revised plans shall be submitted showing that the proposed access has been relocated to the existing shared access easement, or the existing non-access easement shall be vacated. In addition, the proposed water valve shall be relocated as necessary based on the revised location of the driveway;
2.	Prior to issuance of a building permit, all redline comments shall be addressed and all plans returned to Community Planning and Development Services;
3.	Prior to issuance of a building permit, a water shutoff valve access easement shall be dedicated for the property;
4.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) message centers are being approved as a part of this Final Planned Development. The inclusion or addition of any LED message centers shall require a Major Amendment to the Planned Development. A sign permit shall be obtained on each sign, and;
5.	This Final Planned Development shall allow for the construction of a commercial structure. All requirements of the General Commercial District shall be met unless specifically stipulated in a future Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses shall require 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 #16PD024</b>	A Final Planned Development to allow a commercial structure
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use;
2.	An air quality permit shall be obtained prior to disturbance of earth greater than one acre;
3.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
4.	All requirements of the currently adopted Building Code shall be met;
5.	All requirements of the International Fire Code shall be met;
6.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
7.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
8.	Handicap accessibility shall be maintained as necessary;
9.	All parking shall be installed and maintained in compliance with the requirements of the Rapid City Parking Ordinance;
10.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Landscaping Ordinance;
11.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.