



Rapid City Planning Commission

Initial and Final Planned Development Overlay Project Report

March 25, 2021

Item #5
Applicant Request(s)
Case #21PD008 – Major Amendment to a Planned Development to allow offices, classrooms & cultural center
Companion Case(s): File #18PD024 - Initial and Final Planned Development Overlay to allow a retreat center

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to the Planned Development be approved.

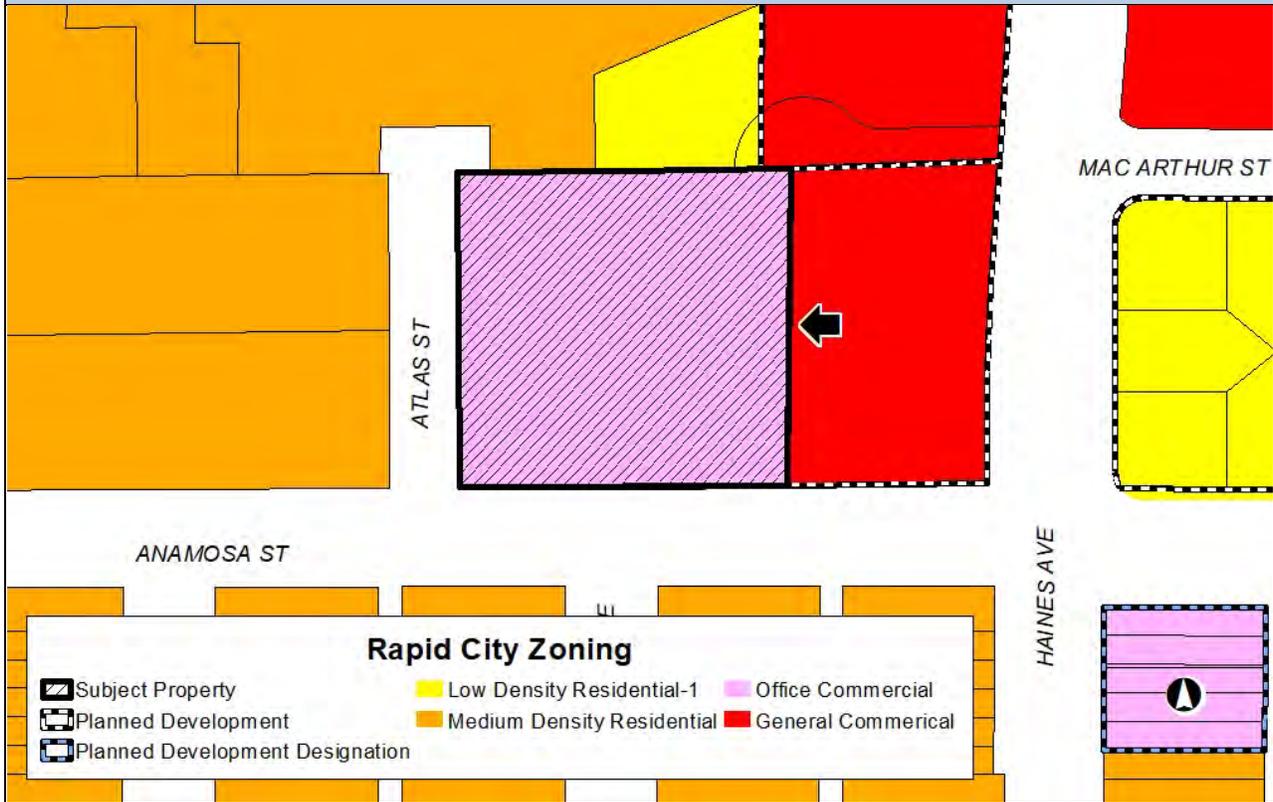
Project Summary Brief	
<p>The applicant has submitted a Major Amendment to a Planned Development to allow the conversion of a previously identified retreat center into a cultural center, which will include office space, classroom space, and one caretaker unit for seminarian or volunteer lodging. The cultural center will be housed in the existing structure on the northern part of the property, which was recently constructed to serve as a retreat center with nine living units to house people attending weekend retreats or mission trips. However, the applicant has submitted a Major Amendment to the Planned Development to transition the floor plan and use of the existing structure to a cultural center, which will offer resources to Native American youth and their families. The cultural center will not function as a mission.</p> <p>The property is located northeast of the intersection of Anamosa Street and Atlas Street and is zoned Office Commercial District with a Final Planned Development Overlay. As noted, the proposed cultural center will be housed in an existing building on the northern part of the subject lot, while an existing church and parking area occupy the southern portion of the subject lot.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Karen Pearson	Planner: Marty Gillies
Property Owner: South Dakota Synod, ELCA	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: Dana Foreman - KLJ	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	522 Anamosa Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Northern Heights
Land Area	1.85 acres
Existing Buildings	Approximately 7,650 square foot church & approximately 3,040 square foot retreat center (to be transitioned to cultural center)
Topography	Rises in elevation 12 feet from east to west
Access	Atlas Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power/MDU
Floodplain	N/A

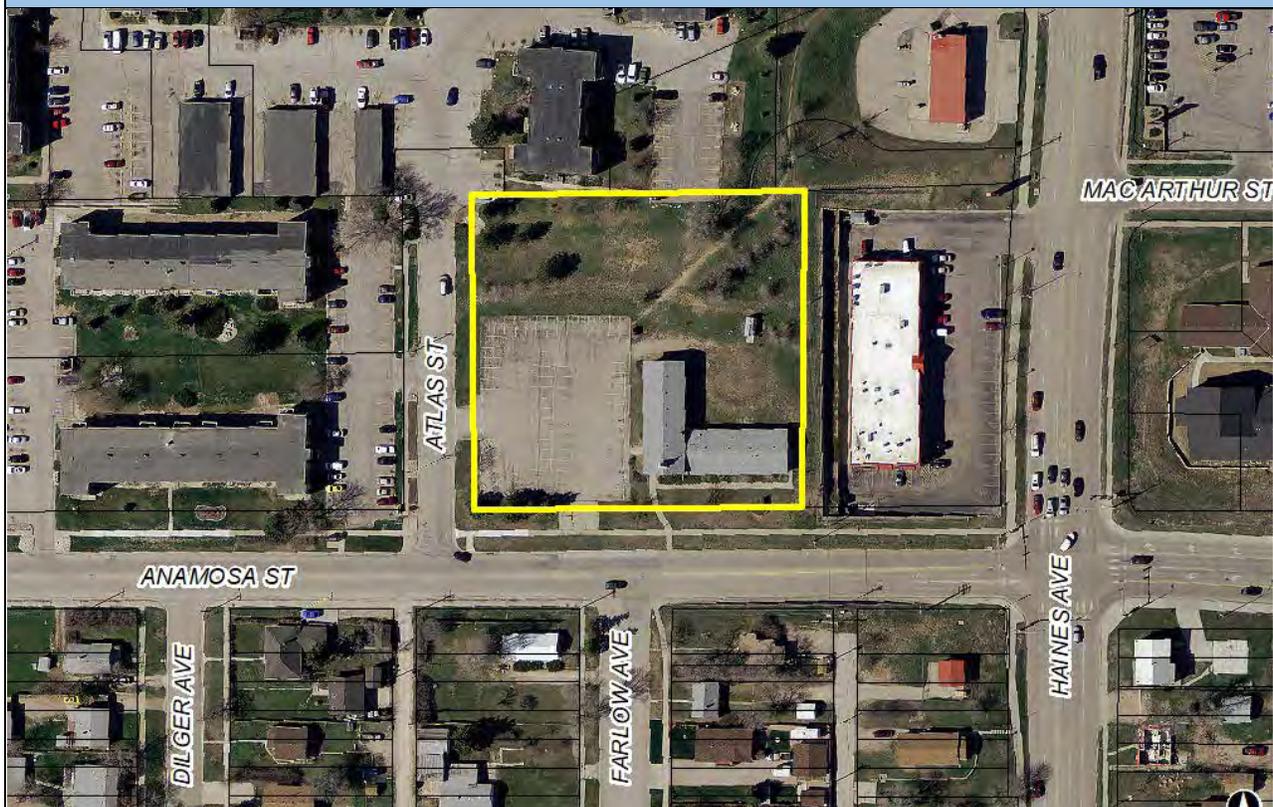
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC - PD	LDN	Church & retreat center
Adjacent North	LDR/MDR	UN	Multi-family housing
Adjacent South	MDR	UN	Residential area
Adjacent East	GC - PD	MUC	Restaurant/Laundromat
Adjacent West	MDR	UN	Multi-family housing

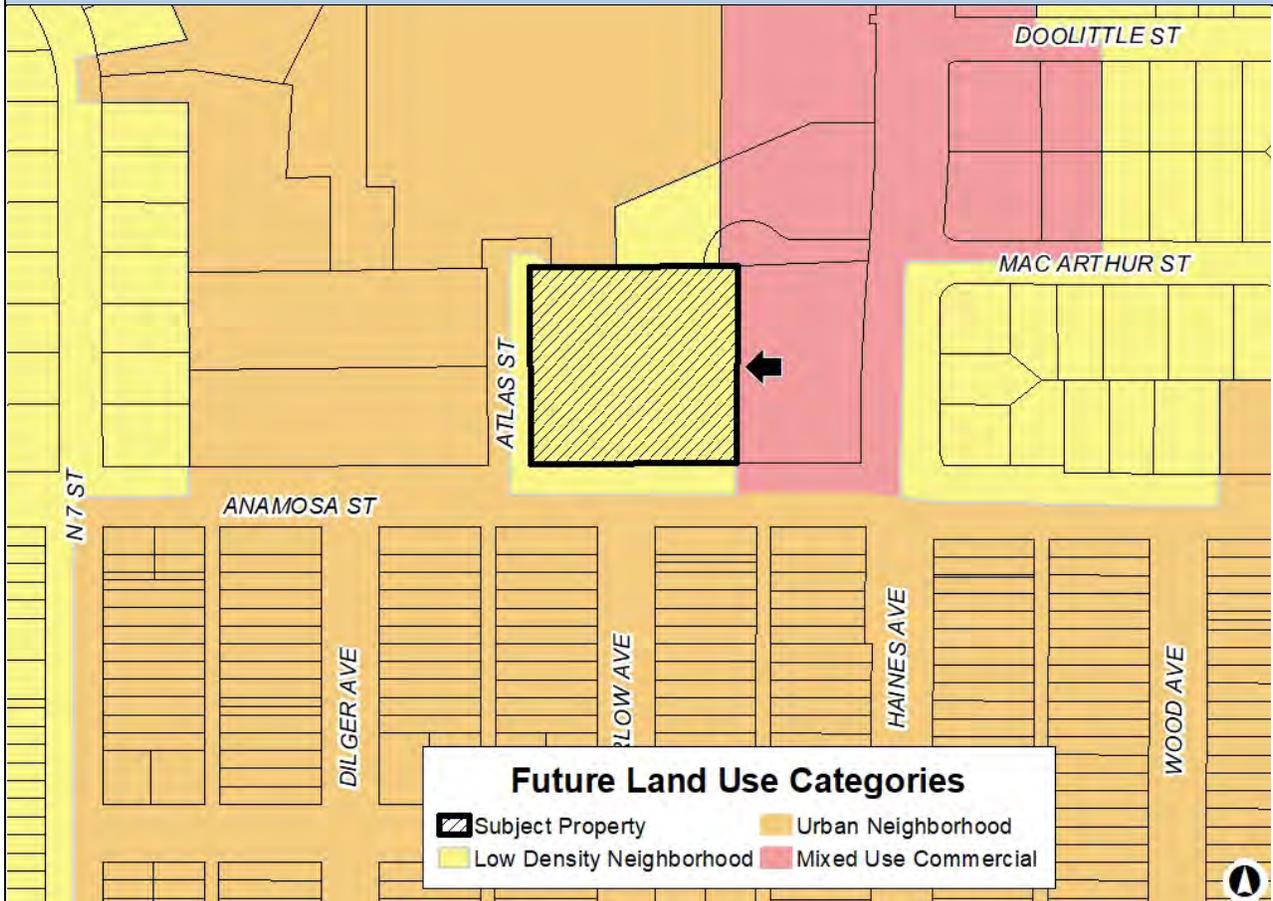
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
03PD021	06/26/03	Planned Development Designation	Staff approved with stipulations
18PD024	07/26/18	Initial & Final Planned Development Overlay to allow a retreat center	Staff approved with stipulations
Relevant Zoning District Regulations			
Office Commercial District		Required	Proposed
Lot Area		N/A	80,586 square feet
Lot Width		N/A	288 feet
Maximum Building Heights		3 stories or 35 feet	2 stories
Maximum Density		35%	14%
Minimum Building Setback:			
• Front		25 feet	27 feet
• Rear		25 feet	146 feet
• Side		0 feet	27 feet
• Street Side		25 feet	27 feet
Minimum Landscape Requirements:			
• # of landscape points		71,675	76,480
• # of landscape islands		1	0 (exception to allow 0 landscape islands granted as part of File #18PD024)
Minimum Parking Requirements:			
• # of parking spaces		38	63
• # of ADA spaces		3	3
Signage		As per RCMC 17.50.100	No additions to previously approved signage
Fencing		As per RCMC 17.50.340	None proposed

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 an Major Amendment to a Planned Development:	
Criteria	Findings
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 1.85 acres of land zoned Office Commercial District with a Final Planned Development Overlay. The proposed cultural center will be housed in an existing building on the northern part of the subject lot, while a church and parking area occupy the southern half of the lot. There are no conditions pertaining to this piece of property due to geographic factors.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The cultural center is intended to provide youth mentoring and diversion programs that will encourage school attendance and offer tutoring and other assistance to students. The center will also provide community reentry classes that focus on the unique challenges faced by Native people. Furthermore, the center will serve as a resource center, connecting visitors to resources and organizations that support the wellbeing of Native people. The application of zoning regulations to this piece of property will not create a practical difficulty or undue hardship.
3. Exceptions to the underlying zoning district, if granted, would	As part of the Initial and Final Planned Development Overlay (File #18PD024) the applicant requested and

<p>not cause undue hardship to the public good or impair the purposes and intent of these regulations:</p>	<p>received an exception to waive the required landscaping island due to the segmented nature of additional parking added to the site which would not add to the existing hardscape of the church parking lot. Additionally, a green space buffer was added between the existing and proposed parking areas.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>A church and a cultural center with office space are permitted uses in the Office Commercial District.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>Parking: Given the mix of office space, recreation center, and apartment uses in the cultural center, the entire facility has a parking requirement of 20 spaces. The existing church has an independent parking requirement of 29 spaces. Together, the two facilities at this property require the provision of 49 parking spaces, including two ADA-accessible spaces, on the property. The existing parking lot includes 54 parking spaces, with an additional 9 spaces proposed as part of this Major Amendment, for a total of 63 parking spaces, including three ADA-accessible spaces. The provided parking will be sufficient to handle the traffic generated by both facilities.</p> <p>Signage: No signage is proposed as part of this Major Amendment. Any future signage will require a Sign Permit and must meet all requirements of Chapter 17.50.100 of the Rapid City Municipal Code.</p> <p>Landscaping: The church and cultural center total 8,864 square feet of building footprint on this 80,539 square-foot lot. As such, 71,675 landscaping points are required for this property. The property meets this requirement via the existing landscaping features, which are identified on the provided site plan. The existing features total 78,530 existing landscaping points.</p> <p>Addressing the items as noted above will reasonably mitigate any adverse impacts from the proposed development.</p>
<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>	<p>No exceptions are being requested as part of this application for a Major Amendment to the Planned Development.</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:

<p align="center">Comprehensive Plan Conformance – Core Values Chapters</p>	
	<p align="center">A Balanced Pattern of Growth</p>
<p>BPG-1.1A</p>	<p>Compact Growth: The proposed Major Amendment adds structural density to an existing interior City lot, promoting infill and compact growth. The building will</p>

	provide cultural and public health resources to the Native community in Rapid City.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.3A	Multi-Modal Accessibility: This example of infill development to bring health and social services into a relatively densely populated area increases the ability of community members to access the services. Additionally, with the recent extension of sidewalk along Atlas Street, the proposed cultural center will be readily accessible by foot and by bike. Furthermore, the proposed cultural center is located along the Coolidge North Rapid Ride route
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: On the City's Major Street Plan, Anamosa Street is identified as a Minor Arterial street. Extension of sidewalks along Atlas Street was recently constructed to meet city standards for design. The recent sidewalk extension provides a bicycle and pedestrian linkage between the cultural center and Anamosa Street.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
RC-2.1C	Community Centers: The proposed Major Amendment is in alignment with the goals of the Comprehensive Plan as it will create a cultural center to support the community in this growing and underserved area of Rapid City.
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned Development 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 a 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):	Low Density Neighborhood
Design Standards:	
N/A	A church and a cultural center with office space are permitted uses in the Office Commercial Districts.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Residential Neighborhoods: The proposed Major Amendment to the Planned Development supports the goal of promoting infill by increasing density on an interior City lot.

Findings

Staff has reviewed the Major Amendment to a Planned Development to allow a cultural center 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 has submitted Major Amendment to the Planned Development to allow a two-story cultural center with office space, classroom areas, and one caretaker unit, which will house a seminarian or volunteer. The proposed development will provide crucial support services to serve the Native American community in the North Rapid Neighborhood Area and the larger region.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Planned Development Overlay to allow a cultural center with office space, classrooms, and a caretaker unit be approved with the following stipulations:

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| 1. | Prior to issuance of a Certificate of Occupancy for the cultural center, the gravel area identified as an expansion of parking to the north of the existing church shall be paved, and; |
| 2. | The Major Amendment to a Planned Development Overlay shall allow for a cultural center, including office space, classroom areas, and one caretaker unit. The operation of a mission at this property shall not be permitted through the approval of this Major Amendment to a Planned Development. |



Rapid City Department Of Community Development

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)	
Case # 21PD008	Major Amendment to a Final Planned Development Overlay to allow offices, classrooms & cultural center
Companion Case(s)	
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 currently adopted Building Code shall be met;
3.	ADA accessibility shall be provided throughout the structure and site as necessary;
4.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Final Planned Development Overlay;
5.	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;
6.	All applicable provisions of the adopted International Fire Code shall continually be met;
7.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met; and,
8.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading.
9.	An Air Quality Permit shall be obtained prior to disturbing an acre or more of soil.