



Rapid City Planning Commission Planned Development Project Report

June 9, 2016

Item 10
Applicant Request(s)
Case # 16PD025, a Final Planned Development to allow a car wash in conjunction with a convenience store with gas sales

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development to allow a car wash in conjunction with a convenience store with gas sales be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Final Planned Development Overlay to allow construction of a car wash in conjunction with a convenience store with gas sales. In particular, the applicant is proposing to construct a 6,255 square foot “Holiday” gas station on the property as well as a one-bay automatic carwash. The property is located within an existing Planned Development Designation and a car wash is a conditional use in the General Commercial District. As such, the applicant has submitted this request for a Final Planned Development on the property. The applicant is not requesting any Exceptions as a part of this request. However, the applicant is proposing a two-sided, 38.5 square foot on premise Light Emitting Diode (LED) message center to be located on a pole sign on the northeast corner of the property. An LED sign is a permitted use in the General Commercial District. However, in the past, the Planning Commission has directed staff to present all requests for LED signage to the Planning Commission for their consideration.

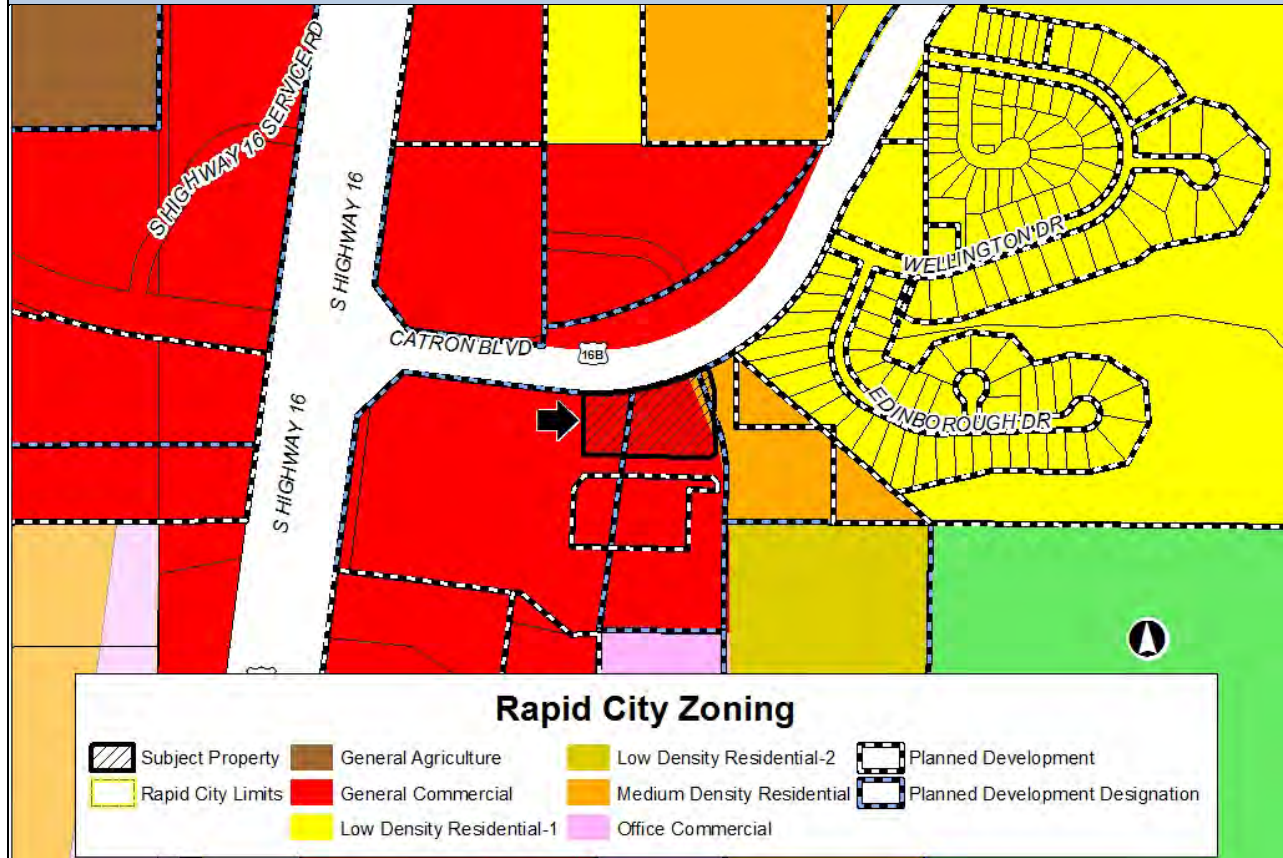
Development Review Team Contacts	
Applicant: Holiday Companies, Inc.	Planner: Robert Laroco
Property Owner: Buffalo Crossing, Inc.	Engineer: Ted Johnson
Architect: Architectural Consortium, LLC	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southwest of the intersection of Healing Way and Catron Boulevard
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Buffalo Crossing Subdivision
Land Area	2.60 acres, approximately 113,256 sq ft
Existing Buildings	No existing structures
Topography	Level
Access	Healing Way, Caregiver Circle
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	MUC, CAC, Gateway	Undeveloped
Adjacent North	GC/PDD	MUC, CAC, Gateway	Undeveloped
Adjacent South	GC/PD	MUC, CAC, Gateway	Undeveloped
Adjacent East	MDR/PDD	MUC, CAC, Gateway	Undeveloped
Adjacent West	GC/PDD	MUC, CAC, Gateway	Undeveloped

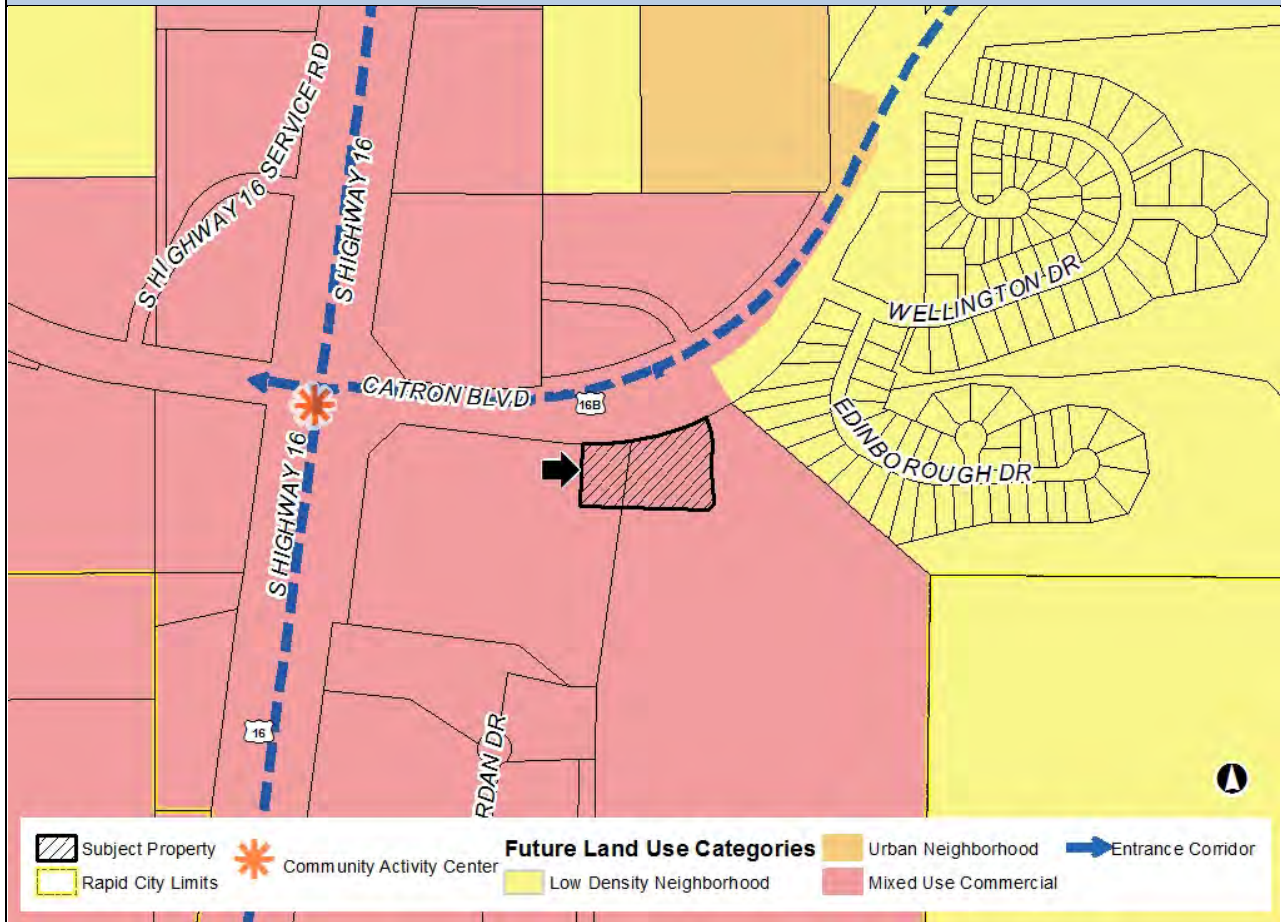
Zoning Map



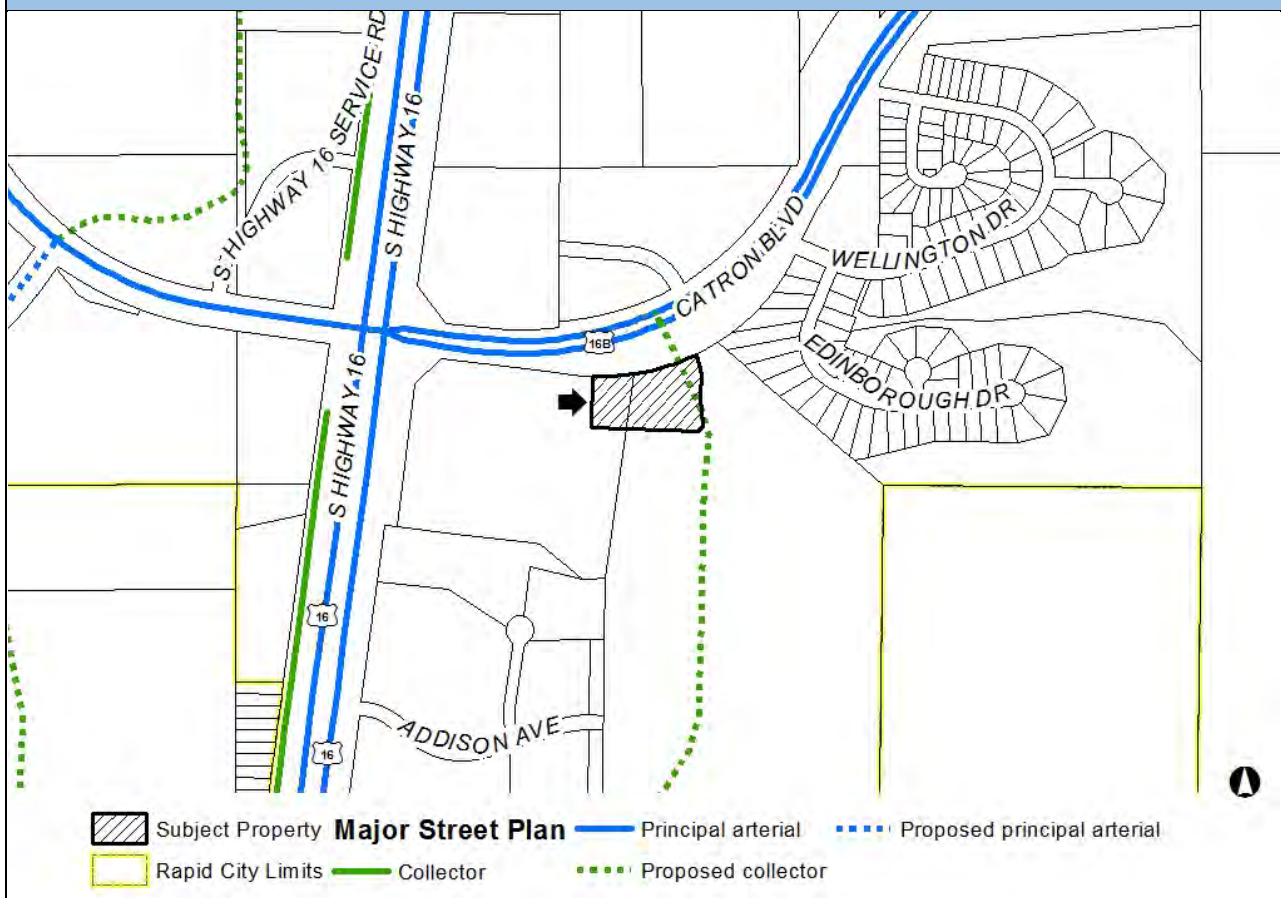
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
03PD047	2/5/04	Planned Development Designation	PC approved w/ stip
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	2.60 acres, approximately 113,256 sq ft	
Lot Frontage	No minimum required	Unknown, greater than 500 ft	
Maximum Building Heights	4 stories, 45 ft.	1 story, 22 ft	
Maximum Density	75%	7.5%	
Minimum Building Setback:			
• Front	25 ft to Healing Way	> 100 ft	
• Rear	0 ft to west lot line	N/A	
• Side	N/A	N/A	
• Street Side	25 ft to Catron Blvd 25 ft to Caregiver Circle	51 ft to Catron Blvd 63 ft to Caregiver Circle	
Minimum Landscape Requirements:			
• # of landscape points	104,95 points required	105,044 points provided	
• # of landscape islands	1 required	1 provided	
Minimum Parking Requirements:			
• # of parking spaces	72 spaces + 3 stacked/wash bay required	73 + minimum 3 stacked spaces	
• # of ADA spaces	3 ADA, 1 van accessible	3 ADA, 1 van accessible	
Signage	Per RCMC	Total of 413 sq ft wall signage Total of 454 sq ft pole signage, including one 2-sided LED message center, measuring 38.5 sq ft per side	
Fencing	Per RCMC	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 in a request for a Planned Development:	
	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 2.6 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 convenience store with gas sales is a permitted use in the General Commercial District. The proposed carwash is a conditional use in the General Commercial District, requiring the review and approval of a

	<p>Conditional Use Permit. The existing Planned Development Designation requires that a Final Planned Development be approved for the site prior to issuance of a building permit. The request for a Conditional Use Permit can be reviewed through the Planned Development. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.</p>
<p>5. Any adverse impacts will be reasonably mitigated;</p>	<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 uses located near the intersection of two major transit corridors and identified principal arterial streets 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.</p> <p>Submitted plans show a total of eight oversized parking spaces being provided on the western areas of the site. The applicant has noted that these parking spaces are intended for use by large trucks and RVs utilizing the site, and the amenities for these vehicles includes a waste dump station. However, the applicant has also indicated that no over-night parking or camping of any RVs or trucks will be permitted on the site.</p> <p>It should be noted that the applicant is requesting one double-sided Light Emitting Diode (LED) message center, measuring 38.5 square feet per side, to be located on a 45-foot-tall pole sign on the northeastern corner of the property. All proposed signage, including the proposed LED sign, comply with the requirements of the Rapid City Sign Code. In the past, the Planning Commission has requested that all requests for LED signage should be presented to the Planning Commission for their review. The property is located within a gateway and entrance corridor of the City and within an identified Community Activity Center. Pole signage and LED signage are specifically discouraged as a part of the goals and objectives for gateways and entrance corridors as identified in the Rapid City Comprehensive Plan, which notes that these types of signs should be prohibited in high impact areas and corridors. In addition, the property is located approximately 500 feet west of a single-family residential development zoned Low Density Residential. The location and height of the proposed LED sign may have an impact on the residential neighborhood to the east and is not in compliance with the goals and objectives of the Comprehensive Plan</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>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 and the proposed carwash requires a Conditional Use Permit be approved for 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:

Comprehensive Plan Conformance – Core Values Chapters

	A Balanced Pattern of Growth
N/A	N/A
	A Vibrant, Livable Community
LC-1.3A	<u>Gateway and Entrance Corridor Standards:</u> The proposed Final Planned Development will contribute to the establishment of design and appearance standards for the properties in this gateway and entrance corridor. The approval of pole and LED signage as a part of this application will establish these features as acceptable design criteria and appearance standards throughout the U.S. Highway 16 gateway and entrance corridor.
	A Safe, Healthy, Inclusive, and Skilled Community
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-2.1D	<u>Service Commercial:</u> The proposed Holiday Gas Station is located in proximity to the Black Hills Corps national headquarters building currently under construction at the southwest intersection of U.S. Highway 16 and Catron Boulevard. In addition, Catron Boulevard and U.S. Highway 16 are principal arterial streets and major commercial corridors which serve as the primary connection between Rapid City and the southern Black Hills. The proposed gas station and car wash will provide services to travelers entering and existing the Black Hills and Rapid City.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities:</u> The Final 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

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Mixed Use Commercial, Gateway, Entrance Corridor, Community Activity Center
Design Standards:	
GDP-MU1	<u>Relationship of Uses:</u> The proposed Final Planned Development promotes the concentration of activity-generating uses at a key intersection in the City.

GDP-GEC7:	<p>Signage: Staff has noted that while the proposed signage complies with all requirements of the Rapid City Municipal Code, the proposed signage does not comply with the Rapid City Comprehensive Plan, which notes the following guidelines:</p> <ul style="list-style-type: none"> • Limit new development signage to low profile monument signs designed as part of a larger development scheme; • Use consolidated signage for larger developments to minimize visual clutter, and; • Prohibit pole signs and billboards at these locations.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood
Neighborhood Goal/Policy:	
US16-NA1.1B	<u>Mixed-Use Development:</u> The proposed Final Planned Development encourages development of this emerging Community Activity Center with a mix of activity-generating uses at the intersection of two principal arterial streets located at a Gateway and Entrance Corridor to the City.

The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:	
•	The applicant is proposing a convenience store with gas sales and a car wash to be located on approximately 2.6 acres of property zoned General Commercial District. While the convenience store with gas sales is a permitted use in the General Commercial District, the proposed car wash is a conditional use in the General Commercial District.
•	No exceptions to the underlying zoning district are being requested as a part of this request. The proposed development meets all land area regulations established in the General Commercial District.
•	The applicant is proposing one 2-sided LED message center to be located on a pole sign located in the northeast portion of the property. The proposed pole sign and LED message center comply with the requirements of the Rapid City Sign Code. However, pole signs and LED message centers are not in compliance with the goals and objectives for signage located in gateways and entrance corridors as identified in the Rapid City Comprehensive Plan. As such, staff cannot support the proposed pole sign or LED message center. However, if the Planning Commission should determine that the location is appropriate for a pole sign with an LED message center, then the requested sign package may be approved as a part of this request.

Staff recommends that the requested Major Amendment to the Planned Development be approved in conjunction with the associated rezone and with the following stipulations:	
1.	If the Planning Commission should determine that the proposed 45-foot-tall pole sign and 2-sided, 38.5 square foot per side LED message center is appropriate for the neighborhood, then the proposed signage is hereby approved. All signage shall comply with the requirements of the Rapid City Sign Code. The addition of future LED message centers shall require a Major Amendment to the Planned Development. A sign permit shall be obtained on each sign;
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, final construction plans signed and sealed by a registered professional shall be submitted which include plan and profile construction drawings for the water and sewer mains and service. In addition, plans shall show a sand/oil separator and wastewater system. Plans shall be submitted to the Public Works Water Reclamation Division for review and permitting as necessary;
4.	Prior to issuance of a building permit, the applicant shall enter into a Water Shut Off Easement Agreement with the City in order to allow access to the on-site domestic water valve.

5.	This Final Planned Development shall allow for development of a convenience store with gas sales and a car wash. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of 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 in the General Commercial District shall require a Major Amendment to the Planned Development.
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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)	
Case #16PD025	A Final Planned Development to allow a convenience store with gas sales and a car wash.
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.