



Rapid City Planning Commission

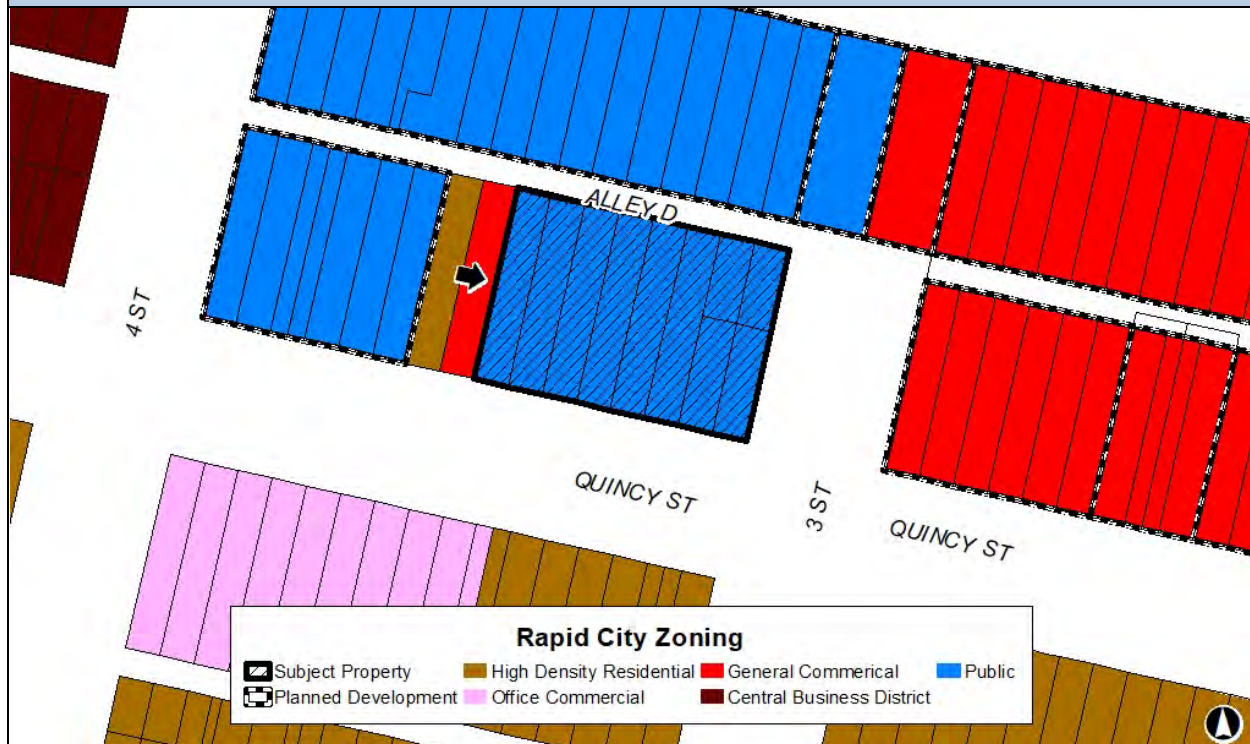
Planned Development Project Report

August 26, 2021

Item #9	
Applicant Request(s)	
Case #21PD027, a Final Planned Development Overlay to allow a Crisis Care Facility.	
Development Review Team Recommendation(s)	
Staff recommends that the Final Planned Development Overlay be approved with the stipulations noted at the end of the report.	
Project Summary Brief	
<p>The applicant has submitted a request for a Final Planned Development Overlay to allow a Crisis Care Facility as an expansion to the existing Pennington County Care Campus. The Care Campus is a previously approved detoxification center, crisis intervention center, outpatient drug treatment facility, Health and Human Services offices, City/County Alcohol and Drug Program, and law enforcement training facility. In particular, the applicant is proposing to construct a new 14,000 square foot building on the undeveloped lot south of the existing campus. The previously approved Major Amendment for the campus (18PD035) granted the following Exceptions:</p> <ul style="list-style-type: none"> • Exception to reduce required parking from 296 to 85 (211 spaces, 71.3% reduction); and • An Exception to reduce the required landscaping islands from 1 to 0. <p>The applicant obtained the following Exceptions with 21PD013, the Initial Planned Development Overlay for the Crisis Care facility:</p> <ul style="list-style-type: none"> • An Exception to reduce the east side yard setback from 25 feet to 3 feet • An Exception to reduce the rear yard setback from 25 feet to 15 feet • An Exception to allow canopy, column, and patio fencing in the front yard to encroach 8 feet into the front yard setback. • An Exception to reduce parking of the new facility from 32 to 16 as part of the new 14,000 square foot building south of the existing campus. <p>With this Final Planned Development Overlay application, an additional parking exception is requested to reduce the campus parking from 101 to 77. The parking reduction is requested with the provided justification that there is ample on-street parking on the block surrounding the development. In addition, the new facility will create minimal parking demand since existing staff and clients already utilizing the campus will primarily use the crisis care facility.</p>	
Development Review Team Contacts	
Applicant: Mike Kuhl, Construction Project Manager	Planner: Sarah Hanzel
Property Owner(s): Pennington County	Engineer: Dan Kools
Architect: Renner Associates, LLC.	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: N/A
Subject Property Information	
Address/Location	Northwest intersection of Quincy Street and 3 rd Street
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Original Township
Land Area	0.63 acres; 27,443 square feet
Existing Buildings	None on this lot; existing campus building located north of the alley
Topography	Generally level
Access	3 rd Street, Quincy Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	Public	Downtown	Void of structural development
Adjacent North	Public	Public	Pennington County Care Campus
Adjacent South	OC, HDR	Employment, Urban Neighborhood	Offices, single family residences
Adjacent East	GC/PD	Downtown	Commercial development
Adjacent West	CBD	Downtown	Single family residences

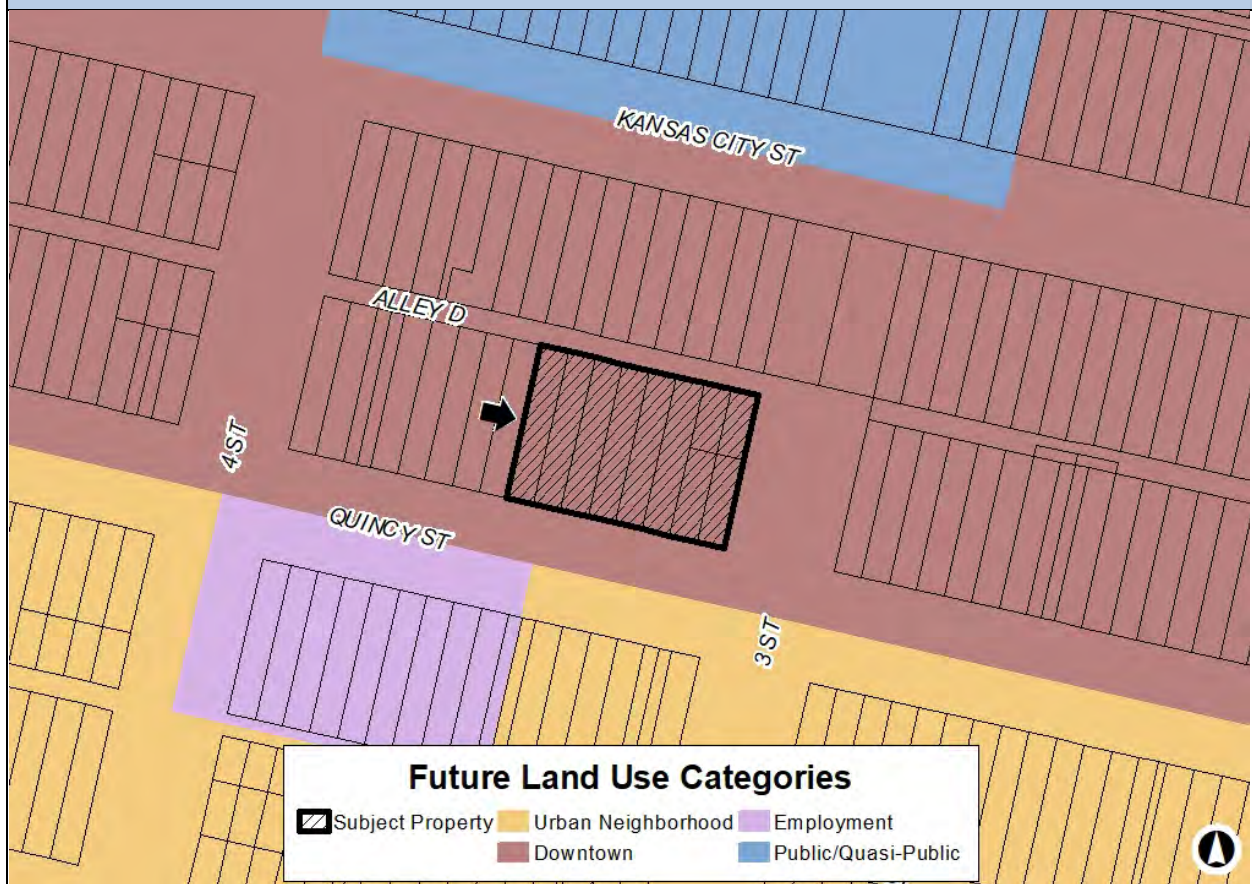
Zoning Map



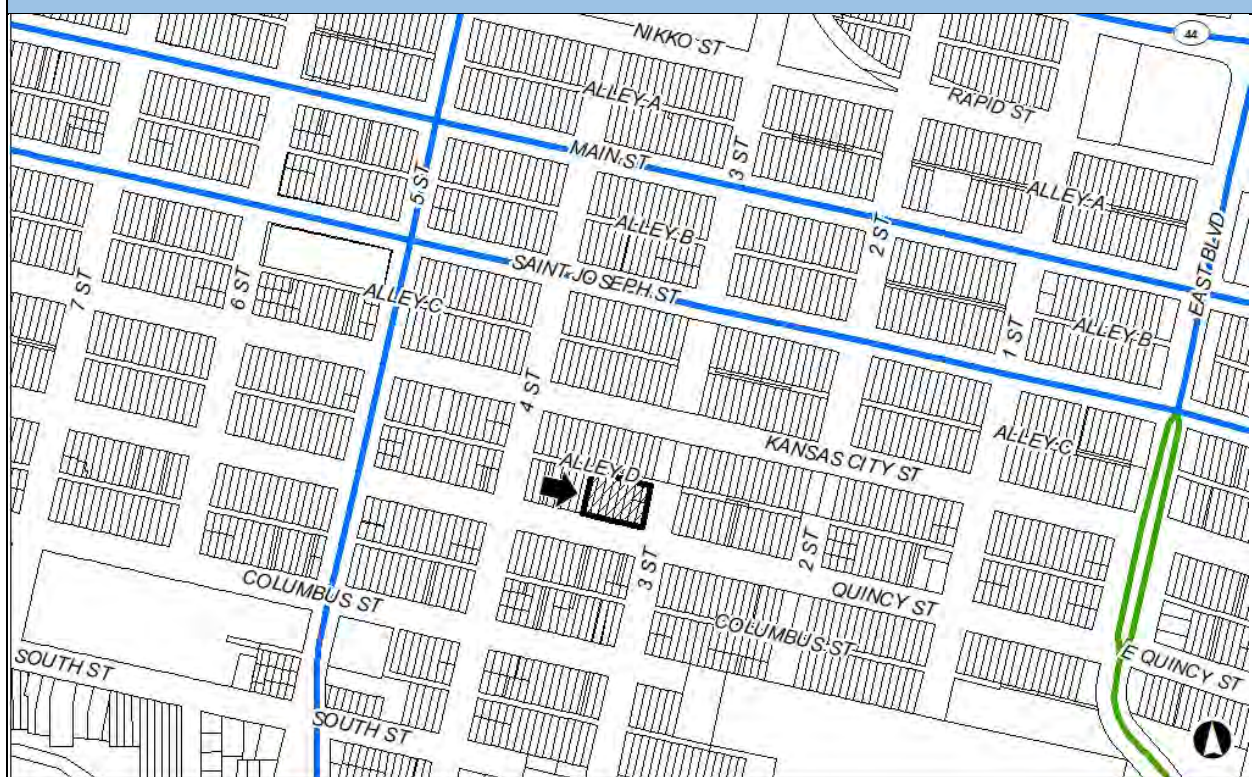
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan






Relevant Case History			
Case/File#	Date	Request	Action
21PD013	05/06/21	Initial Planned Development Overlay to allow a Crisis Care Center	Planning Commission approved with stipulations
18PD035	12/6/2018	Major Amendment to the Planned Development Overlay to expand the boundaries of a medical and detox facility.	Planning Commission approved with stipulations
16PD051	12/08/2016	Major Amendment to allow a medical facility and detox facility with additional parking on the property	Planning Commission approved with stipulations
99PD035	12/20/1999	Major Amendment to a Planned Commercial Development	CC approved with stipulations
Relevant Zoning District Regulations			
Public District	Required		Proposed/Existing
Lot Area	No minimum required		27,443 sq. ft.
Lot Frontage	No minimum required		200 feet
Maximum Building Heights	4 stories, 45 ft.		< 4 stories, 45 ft.
Maximum Density	Maximum 50%		49%
Minimum Building Setback:			
• Front	25 ft. to Quincy Street		25 ft. to building edge with an 8 ft. encroachment to Quincy Street approved through an Exception.
• Rear	25 ft.		15 ft. to south side of alley
• Side	25 ft.		25 ft.
• Street Side	25 ft. to 3 rd Street		3 ft. to 3 rd Street
Minimum Landscape Requirements:			
• # of landscape points	13,443		14,000 points
• # of landscape islands	1 required		Previous exception granted to waive requirement
Minimum Parking Requirements:			
• # of parking spaces	Previous exception granted for campus to 101 (21PD013)		Exception Request to reduce the campus parking from 101 to 77.
• # of ADA spaces	2 total ADA (1 van accessible)		2 ADA (1 van accessible)
Signage	Per RCMC		Per RCMC
Fencing	Per RCMC, required adjacent to property zoned HDR.		(1) existing 6-foot-tall vinyl screening fence on the west property line of the proposed parking lot





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 Final Planned Development Overlay:	
	Findings
1. There are certain conditions pertaining to the particular piece of property in question	The property is in a centrally located, fully developed section of the City near the downtown area and is associated with existing Pennington County facilities. The condition of the lot's size and setting in a developed section of the City near the downtown area justifies the deviation from the underlying zoning district standards

because of its size shape, or topography;	for parking.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property is associated with the existing Pennington County Care Campus facility, a medical and detox center with other social services. The applicant has requested this Final Planned Development Overlay to construct a 14,000 square foot building south of the existing campus buildings. The new use will accommodate a maximum of 16 patients and 8 – 10 staff members at any given time. The application of the parking and setback requirements of the Public District would create a practical difficulty.
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 previously approved Major Amendments to the Planned Development approved a medical / detox center. The following Exceptions were granted for the property north of the subject property :</p> <ul style="list-style-type: none"> • An Exception to reduce required parking from 241 to 67 as part of Phase I. This included redevelopment of the former National American University (NAU) structure located at 321 Kansas City Street into Care Campus facilities. • An Exception to allow the existing 4-foot front yard setback, 0-foot rear yard setback to remain • An Exception to reduce the required landscaping islands from 4 to 0; • An Exception to reduce the required side yard setback for commercial parking adjacent to a residential use from 12 feet to 0 feet. • An Exception to reduce the required side yard setback for commercial parking adjacent to a residential use from 12 feet to 0 feet on the west side of the parking lot; • An Exception to reduce required parking from 296 to 85 with Phase II. Phase II involved renovation of 13,700 square feet of the 2nd floor of structure at 321 Kansas City Street. • An Exception to reduce the required amount of parking for the Pennington County Care Campus from 117 to 101 as part of construction of the new 14,000 square foot facility. • An Exception to reduce the required rear yard setback from 25 feet to 15 feet from the alley; • An Exception to reduce the required street side yard setback from 25 feet to 3 feet; and, • An Exception to allow an 8-foot encroachment into the 25-foot setback for the purposes of canopy structures on patios. <p>As part of this application, the applicant requests a reduction in campus parking from 101 to 77. The proposed parking plan shows one fewer space provided on site than was shown with the Initial Planned Development. However, the Initial Planned Development included twenty three parking spaces that were located adjacent to the project in the public right of way, instead of on-site. The applicant is proposing to provide 77 spaces on-site justified by the availability of on-street parking. On-street parking capacity was demonstrated by a Parking Study conducted in March of 2021 by the applicants. More than 80 parking spaces are available on-street adjacent to the project and have low utilization. In addition, the parking study showed that the existing Care Campus parking lots are between 73% - 91% utilized. The additional capacity of these lots, along with the on-street parking along Quincy St., 3rd St, Kansas City St. and 4th Street will support the parking needs of the facility. Lastly, there is availability in other Pennington County</p>

	<p>parking lots and the parking structure should it be needed.</p> <p>It appears that the requested Exception to reduce the required parking will not cause undue hardship on the neighborhood or impair the intent of the Zoning Ordinance.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	Pennington County has acquired lots included as a part of this request and Rezoned the properties to Public District with the intent to provide additional facilities and parking for the services offered by the County. These exception requests, as detailed previously are consistent with the exceptions previously granted to support this use in its existing location. A literal interpretation of the Public District requirements would deprive the applicant of rights that others in the same district are allowed, thus supporting the use of the Planned Development Overlay for this development.
5. Any adverse impacts will be reasonably mitigated;	An existing 6-foot tall privacy fence screens provides screening to the adjacent single family residential structure to the west. It appears that adequate parking is being provided on-site, in nearby Pennington County facilities, and within public on-street parking for the proposed uses. Based on the location of the proposed Pennington County Health facilities within an area anticipated for development as a part of the Downtown designation in the near-term future, and the unique operation of these facilities, it appears that landscaping, the screening fence, and design of the structures will reasonably mitigate the impacts of the development.
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.	This request is associated with the consolidation of social services into Pennington County's Care Campus allows for a more efficient operation and access to services for clients. The requested Exceptions will allow the continuum of care to be expanded by providing Crisis Care and Crisis Stabilization to no more than 16 patients at one time. Based on the unique operations of the facility, and the proposed measures to accommodate parking and construct the building in character with the downtown setting, the requested Final Planned Development is an innovative practice which reasonably achieves the objectives of the Zoning Ordinance.

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-1.2B	Priority Activity Centers for Reinvestment: The development of this property as an expansion to the continuum of care provided by the Pennington County Care campus encourages the ongoing reinvestment and redevelopment in and around the Downtown Regional Activity Center.
	A Vibrant, Livable Community
LC-3.2B	Compatible Infill and Redevelopment: The proposed development makes efficient use of a vacant lot located in the downtown area.
	A Safe, Healthy, Inclusive, and Skilled Community

SHIS-3.3A	Facility Coordination: Health and social service facilities should be coordinated to encourage location which are convenient for clients, maximize efficiency, and client access.
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	N/A
	Outstanding Recreational and Cultural Opportunities
N/A	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):	Public
Design Standards:	
N/A	Public Land Uses: Primary characteristics of land uses within the Public land use designation include City/County/State/Federal facilities including government offices, schools, community centers, and other public services.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive Neighborhood
Neighborhood Goal/Policy:	
DSD-NA1.1H	Interjurisdictional Coordination: The City of Rapid City continues to work with Pennington County on the redevelopment of the property and the coordination of services proposed as a part of this proposed expansion of County/City services available at this location.

The Development Review Team Recommends that the request for a Final Planned Development Overlay be approved for the following reasons:	
The applicant is proposing to expand the continuum of care of the Pennington County Care Campus by developing a Crisis Care Facility. The proposed development meets the parking needs of the expanded use of the Care Campus. The building setbacks are consistent with development in a downtown setting. Landscaping and screening are provided to mitigate any adverse effects to the surrounding neighborhood. The requested Final Planned Development expands the support and care systems provided by Pennington County. The campus will result in more efficient, accessible, and functional service for clients.	

Staff recommends that the requested Final Planned Development be approved with the following stipulations:	
1.	Prior to Issuance of a Building Permit, a developmental lot agreement will be secured;
2.	Upon submittal of a building permit, a site plan shall demonstrate that inlets and gutter pans do not interfere with the sanitary sewer and gas mains.

3.	Upon submittal of a Building Permit, the driveway approach pan will be replaced to meet City Standard Detail 60-4.
4.	An Exception to reduce the parking from 101 to 77 is hereby granted. Any changes to the uses or operation of the site which result in an increase in the required amount of parking will require a Major Amendment to the Planned Development;
5.	Acknowledge the Exceptions from 16PD051 as follows: <ul style="list-style-type: none"> • An Exception to reduce required parking from 241 to 67 as part of Phase I of the redevelopment of the existing structure located at 321 Kansas Street. • An Exception to allow the existing 4-foot front yard setback, 0-foot rear yard setback to remain • An Exception to reduce the required landscaping islands from 4 to 0; and, • An Exception to reduce the required side yard setback for commercial parking adjacent to a residential use from 12 feet to 0 feet.
6.	Acknowledge the Exceptions from 18PD035 as follows: <ul style="list-style-type: none"> • 11. An Exception to reduce the required side yard setback for commercial parking adjacent to a residential use from 12 feet to 0 feet on the west side of the parking lot; and • An Exception to reduce required parking from 296 to 85 as part of Phase II of redevelopment of the structure located at 321 Kansas Street. This Phase involved renovation of the 2nd floor of the structure.
7.	Acknowledge the Exceptions from 21PD013 as follows: <ul style="list-style-type: none"> • An Exception to reduce the required amount of parking for the Pennington County Care Campus from 117 to 101 as part of the proposed construction of the new 14,000 square foot building. • An Exception to reduce the required rear yard setback from 25 feet to 15 feet from the alley; • An Exception to reduce the required street side yard setback from 25 feet to 3 feet; • An Exception to allow an 8-foot encroachment into the 25-foot setback for the purposes of canopy structures on patios.
8.	All signage shall comply with the requirements of the Rapid City Municipal Code. No Light Emitting Diode (LED) message centers are being approved as a part of this Final Planned Development Overlay. The future addition of any LED message centers shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign; and,
9.	This Final Planned Development shall allow a Crisis Care Facility as part of the Pennington County Care Campus. All requirements of the Public District shall be maintained unless specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Amendment to the Planned Development. All uses permitted in the Public District which do not increase parking requirements shall be permitted contingent upon an approved Building Permit. All conditional uses in the Public District or uses which increase the required amount of parking on the site shall require an Amendment to the 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 #21PD027	Initial Planned Development Overlay to allow a Crisis Care Facility.
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.	ADA compliant accessibility shall be maintained as necessary;
9.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Landscaping Ordinance; and,
10.	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.