



# Rapid City Planning Commission

## Planned Development Project Report

June 23, 2016

<b>Item #6</b>
<b>Applicant Request(s)</b>
Case # 16PD018, a Final Planned Development Overlay to allow a bank
Associated Case # 16VR007, a Vacation of Right-of-Way for a portion of an alley right-of-way

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

<b>Project Summary Brief</b>
The applicant has submitted a request for a Final Planned Development Overlay to allow a bank on approximately 2.0 acres of property located in the General Commercial District. The existing Black Hills Federal Credit Union has outgrown its offices located at 225 Main Street and is proposing to build a new facility located across the street from their existing location. The applicant has submitted an associated request to vacate a portion of the alley right-of-way bisecting the proposed development (File #16VR007). As a part of this Planned Development, Black Hills Federal Credit Union has requested an Exception to reduce the required front yard setback along both Main Street and 2 <sup>nd</sup> Street. In addition, the applicant has included a request for a Light Emitting Diode (LED) message center to be located on the property. While a LED message center is a permitted use in the General Commercial District, in the past staff has been directed to bring all LED message centers located within a Planned Development to the Planning Commission for their consideration. No other Exceptions to the Zoning Ordinance are being requested as a part of this Final Planned Development.

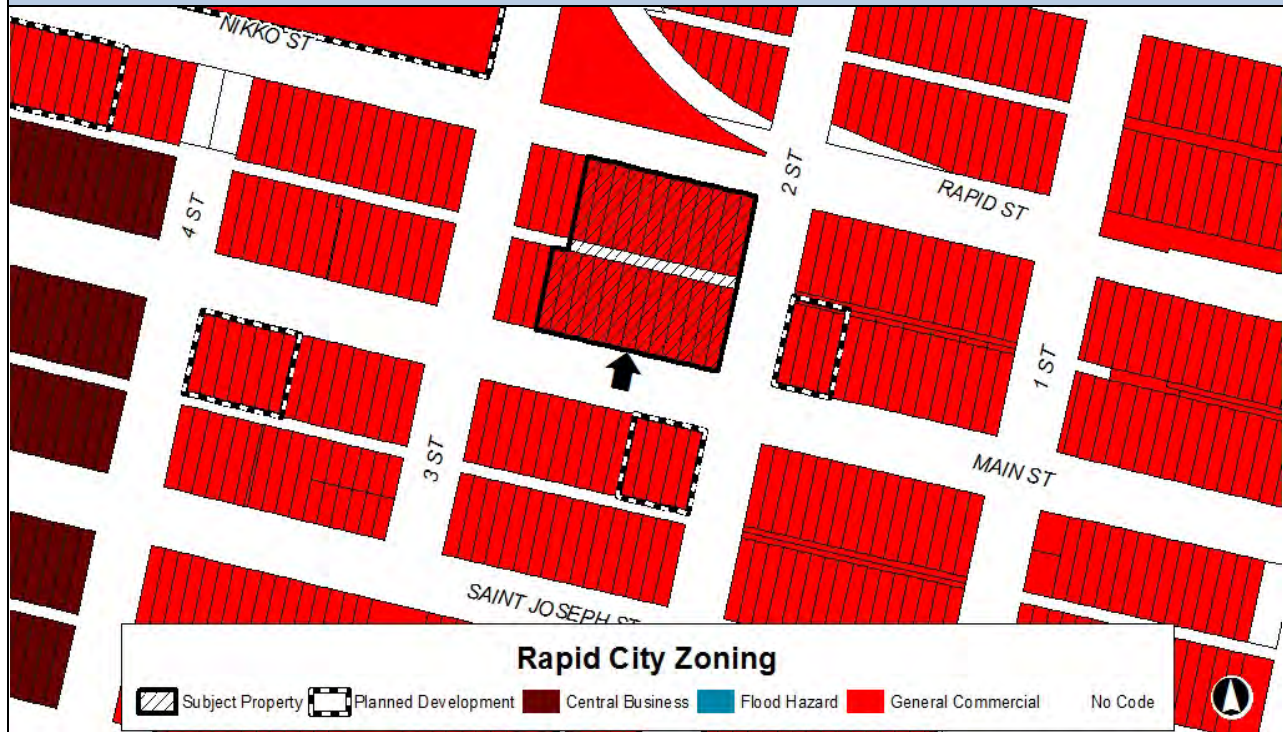
<b>Development Review Team Contacts</b>	
Applicant: Ian McCain, La Macchia Group	Planner: Robert Laroco
Property Owner: Donald and Janice Mattson, Michael Brummer Trust, Black Hills Federal Credit Union	Engineer: Nicole Lecy
Architect: La Macchia Group	Fire District: Tim Behlings
Engineer: AE2S	School District: Janet Kaiser
Surveyor: AE2S	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	On the north side of Main Street, between 2 <sup>nd</sup> Street and 3 <sup>rd</sup> Street
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Original Township of Rapid City
Land Area	2.0 acres, approximately 87,120 sq ft
Existing Buildings	Mix of existing commercial/retail structures and parking
Topography	Generally level
Access	Main Street, 2 <sup>nd</sup> Street, alley access via 3 <sup>rd</sup> Street
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	Downtown, Revitalization corridor	Mixed retail/commercial space and parking
Adjacent North	GC	Downtown	Railroad right-of-way
Adjacent South	GC	Downtown, Revitalization corridor	Existing bank
Adjacent East	GC, GC/PD	Downtown, Revitalization corridor	Mixed retail/commercial space and parking, currently vacant
Adjacent West	GC	Downtown, Revitalization corridor	Mixed retail/commercial space and parking

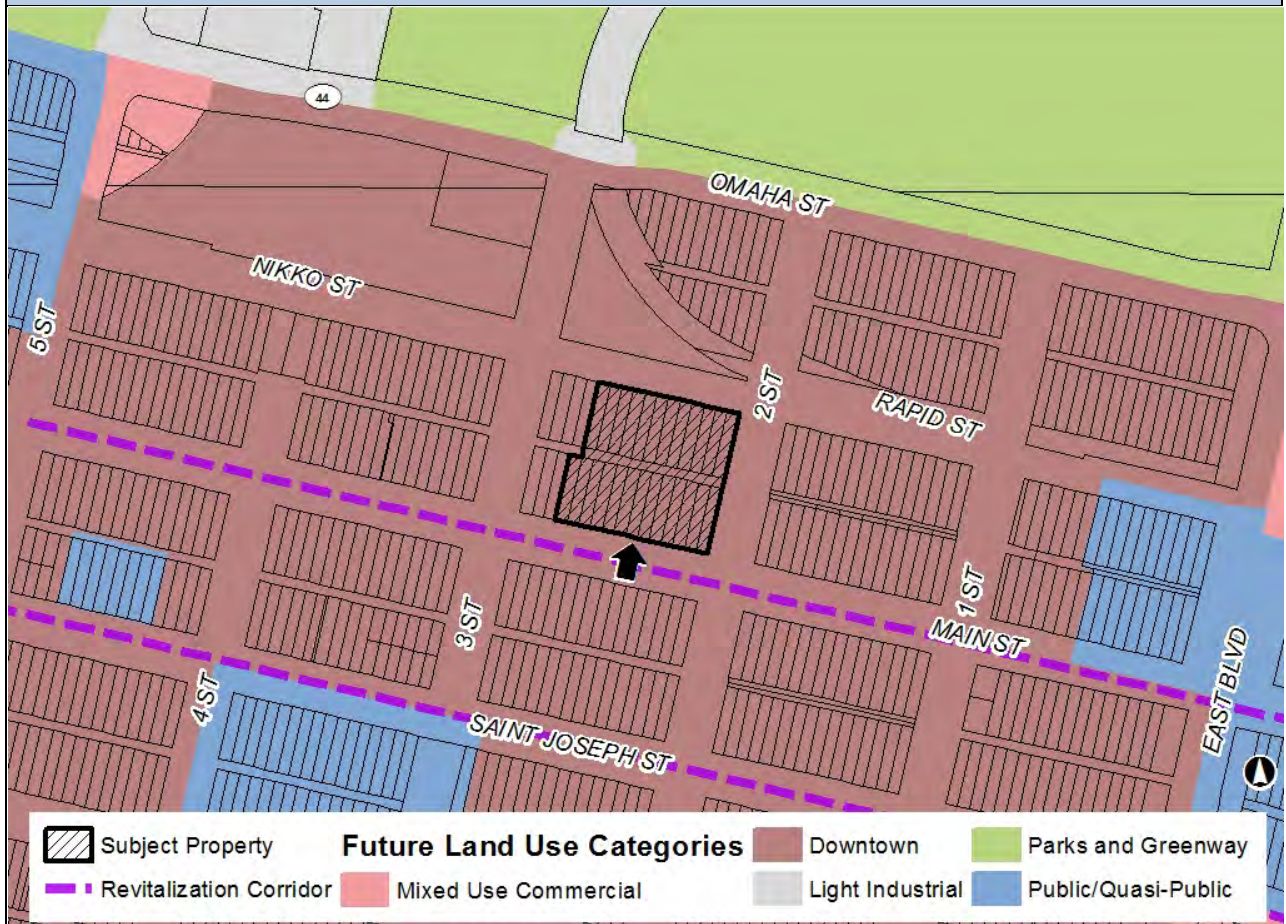
### Zoning Map



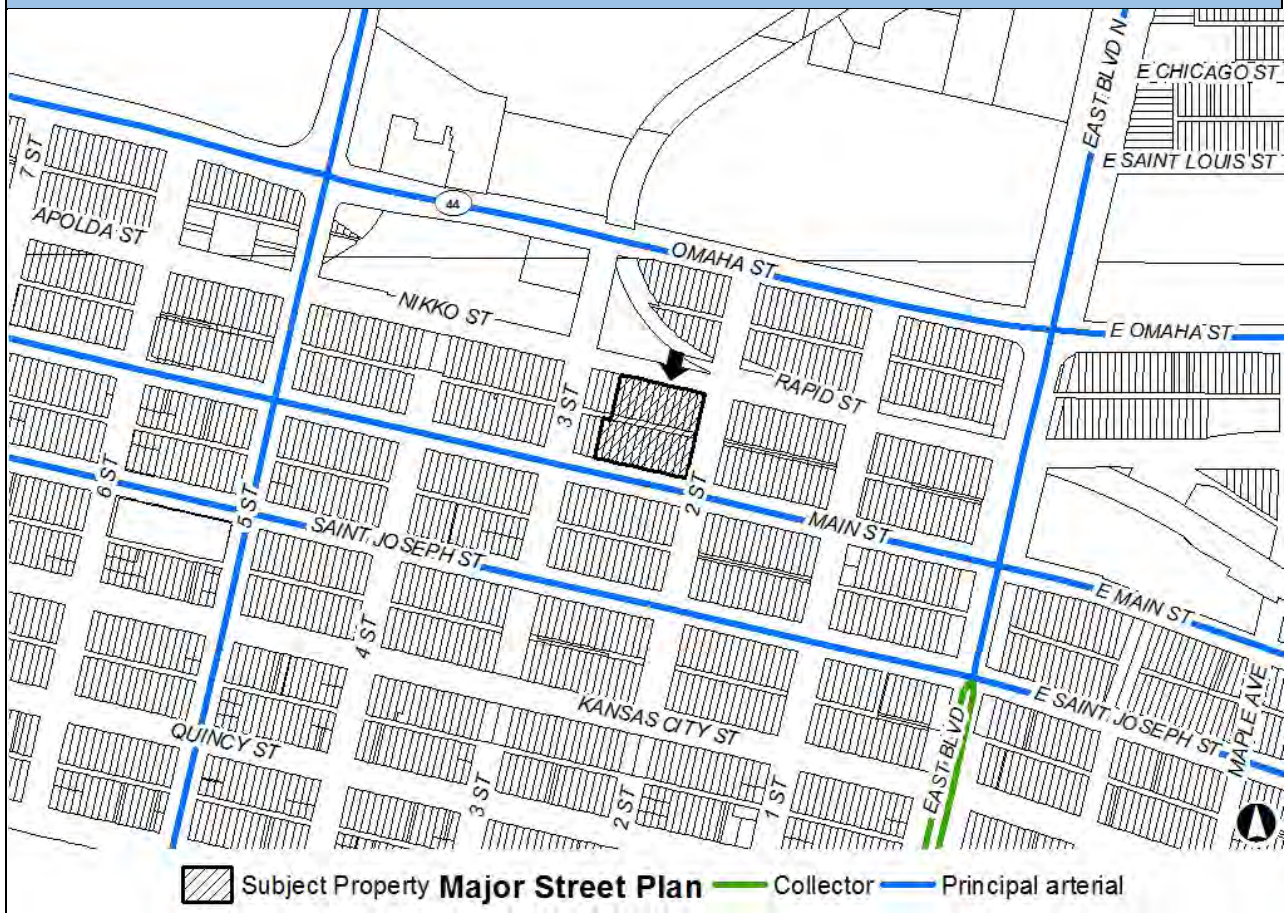
### Existing Land Uses



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	2.0 acres, approximately 87,120 sq ft	
Lot Frontage	No minimum required	Approximately 630 ft.	
Maximum Building Heights	4 stories, 45 ft.	2 stories, 37 ft	
Maximum Density	75%	Approximately 10.30%	
Minimum Building Setback:			
• Front	25 ft	0 ft (Main Street)	
• Rear	0 ft	N/A	
• Side	0 ft	N/A	
• Street Side	25 ft	0 ft	
Minimum Landscape Requirements:			
• # of landscape points	78,520 points provided	93,000 points provided	
• # of landscape islands	1 required	1 provided	
Minimum Parking Requirements:			
• # of parking spaces	55 +3 stacked spaces/drive through lane	77 + 3 stacked spaces/drive through lane	
• # of ADA spaces	2 ADA, 1 van accessible	3 ADA, 1 van accessible	
Signage	Per RCMC	Per RCMC, including one double-sided, 3' x 10' (30 sq ft/side) LED message center.	
Fencing	Per RCMC	6-foot screening fence proposed along north property line.	





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 several parcels developed with commercial structures and parking. The applicant is proposing a complete redevelopment of the site, including demolition of all existing structures. The property is located within a fully developed, level, central area of the City. There are no special conditions on the site due to its 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 a fully developed, central area of the City located in close proximity to the Central Business District. Property in this area has been included in the ongoing Downtown Master Plan study and is anticipated to become a part of the Central Business District in the future. The area is comprised of densely developed structures located on relatively small commercially zoned lots. As such, the typical zoning requirements for the General Commercial District, including parking and setback requirements, can create practical difficulty to the successful development of land.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the	The applicant has requested one Exception to reduce the required front yard setback along Main Street and 2 <sup>nd</sup> Street from 25 feet to 0 feet. Main Street is identified as a




<p>public good or impair the purposes and intent of these regulations;</p>	<p>Principal Arterial Street and a Revitalization Corridor on the City's Major Street Plan. As previously noted, it is anticipated that this neighborhood will eventually become a part of the Downtown. The reduced setback would comply with the setback requirements for a property located within the downtown. In addition, the reduced front yard setback would allow the building to be positioned closer to the street, with the parking located to the west and north of the building, away from the roadway, creating safer, more effective circulation of vehicles and pedestrians on the site. Submitted plans show that with this proposed layout, sufficient parking as well as stacked parking for all drive through lanes can be provided on the site. The requested Exception does not cause undue hardship to the public good or impair the intent of the Zoning Ordinance.</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 financial institution is an otherwise permitted use in the General Commercial District. However, due to the unique design of the site and structures, the applicant determined they would submit this request as a Final Planned Development to allow for consideration of reduced setbacks. A literal interpretation of the Zoning Ordinance 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>During review of this application, staff worked with the applicant on the design of the drive through lanes and proposed access onto 2<sup>nd</sup> Street. Access onto 2<sup>nd</sup> Street, rather than directly onto Main Street, will eliminate traffic conflicts which have occurred at their existing location. In addition, the stacked parking lanes being provided on the northern portions of the site will ensure that adequate stacked parking exists to fit the needs of the Credit Union without disrupting traffic and pedestrian circulation of the main parking lot. As a part of the development of the site, the applicant is proposing to vacate a portion of the existing alleyway to ensure that the design of access and circulation on the site is safe and effective.</p> <p>Submitted plans show that the applicant is proposing a 26-foot-tall pole sign to be located along the southern property line adjacent to Main Street, outside the boundary of the historic environs. The proposed sign includes a 3 foot by 10 foot, double-sided LED message center, totaling 30 square feet per side. An LED message center less than 60 square feet per side is a permitted use in the General Commercial District. However, the Planning Commission has directed staff to bring all requests for LED signage located within a Planned Development to the Planning Commission for their consideration. The proposed sign is located within an existing and redeveloping Regional Activity Center along an identified Revitalization Corridor in the City. There are no residential districts located within 500 feet of the proposed sign. In addition, a similar sign already exists on the south side of Main Street and would essentially be relocated to the north side of Main Street on the same block. The targeted redevelopment of the neighborhood allows for a broad mix of uses and design standards for the area. It appears that the proposed LED message center is appropriate for the area and will not</p>

	<p>result in adverse impacts for the neighborhood.</p> <p>Historic Preservation Planning has noted that the proposed building will be located within the environs of an Individually Listed Structure on the National Register of Historic Places and, as such, must obtain an 11.1 Historic Review prior to issuance of a building permit. Any signage located within the environs must also obtain approval through the Historic Sign Review Board.</p> <p>The reduced setbacks proposed along Main Street and 2<sup>nd</sup> Street will reflect the design of sites located within the downtown area and provide a pedestrian oriented, complete streetscape along a principal arterial and revitalization corridor in the City. It appears that potential impacts of the proposed development are being reasonably mitigated.</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.	The requested Exception to reduce the required front yard setbacks along Main Street and 2 <sup>nd</sup> Street will allow for a unique development which reflects the character of the Central Business District as well as many of the existing buildings in the neighborhood. This unique character promotes a pedestrian-friendly, downtown environment while still allowing the bank to provide adequate parking and circulation for its vehicle-based business. The requested reduction in setbacks result in an alternative or innovative practice which reasonably achieves the standards 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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-1.2B	<u>Priority Activity Centers for Reinvestment</u> . “Downtown” Regional Activity Center: The proposed development will encourage additional reinvestment into a regional destination hub already experiencing significant redevelopment.
	<b>A Vibrant, Livable Community</b>
LC-1.1E	<u>Context Sensitive Design</u> : The requested Exception to reduce the required front yard setback along Main Street and 2 <sup>nd</sup> Street creates new development which mirrors the desired character of other Downtown development in proximity to the subject property.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1E	<u>Access Management Planning</u> : During review of this request, City staff worked with the applicant to revise the proposed drive through exit lanes. Today, the drive through lanes at the existing location exit the property directly onto Main Street. The proposed site layout includes drive through lanes which exit onto 2 <sup>nd</sup>

	Street, which provides access to Omaha Street to the north and Main Street to the south. The proposed layout and access of drive through lanes should improve traffic circulation into and out of the site.
	<b>Economic Stability and Growth</b>
EC-1.3A	<u>Local Business Support</u> : The proposed development is for the relocation of the downtown branch of the Black Hills Federal Credit Union, an existing local financial institution with decades of history in the Black Hills region.
	<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 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

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Downtown, Regional Activity Center, Revitalization Corridor
<b>Design Standards:</b>	
GDP-MU4	<u>Pedestrian Access and Orientation</u> : The proposed development reduces setbacks in order to place buildings closer to the street and locates parking to the rear and the side of the building.
Chapter 10, p. 98	<u>Regional Activity Centers</u> : The proposed development comprises a redevelopment in an older area of the City which will assist in the continuing revitalization of the area.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Downtown/Skyline Drive Neighborhood
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1B	<u>Regional Activity Center</u> : The proposed development represents an ongoing reinvestment of the Downtown area.

<b>The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:</b>	
•	Black Hills Federal Credit Union is proposing to relocated their existing downtown offices from their current location across Main Street to a new facility. As a part of this request, the applicant is proposing to reduce the required front yard setback along Main Street and 2 <sup>nd</sup> Street from 25 feet to 0 feet in order to bring the building closer to the street and ensure adequate parking is being provided behind and to the side of the proposed structure. A bank or financial institution are permitted uses in the General Commercial District and with the exception of the proposed reduction in setbacks, all requirements of the General Commercial District are being met as a part of this request.
•	The applicant is proposing one double-sided, 30 square foot per side LED message center to be located on a pole sign. An LED sign is otherwise a permitted use in the General Commercial District.
•	The proposed redevelopment of this site will encourage additional reinvestment into the Downtown neighborhood and is designed in anticipation of future expansions to the Central Business District intended to spur reinvestment and redevelopment of the area.

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

1.	The requested Exception to reduce the required front yard setback from 25 feet to 0 feet along Main Street and 2 <sup>nd</sup> Street is hereby approved;
2.	Prior to issuance of a building permit, the alley right-of-way shall be vacated and an access and utility easement shall be dedicated in its place;
3.	Prior to issuance of a building permit, an 11.1 Historic Review must be obtained;
4.	The requested Light Emitting Diode (LED) message center is hereby approved. All signage shall comply with the requirements of the Rapid City Municipal Code. All signage located within the historic environs shall require review and approval through the Historic Sign Review Board. A sign permit shall be obtained for each sign; and,
5.	This requested Final Planned Development shall allow for construction of a bank on the property. All requirements of the General Commercial District shall be maintained unless specifically stipulated as a part of this Final Planned Development or a subsequent Major Amendment to the Planned Development. Uses permitted in the General Commercial District shall be permitted contingent upon the provision of sufficient parking and an approved building permit. Conditional uses in the General Commercial District 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 #16PD018</b>	A Final Planned Development to allow a bank
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; and,
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.