



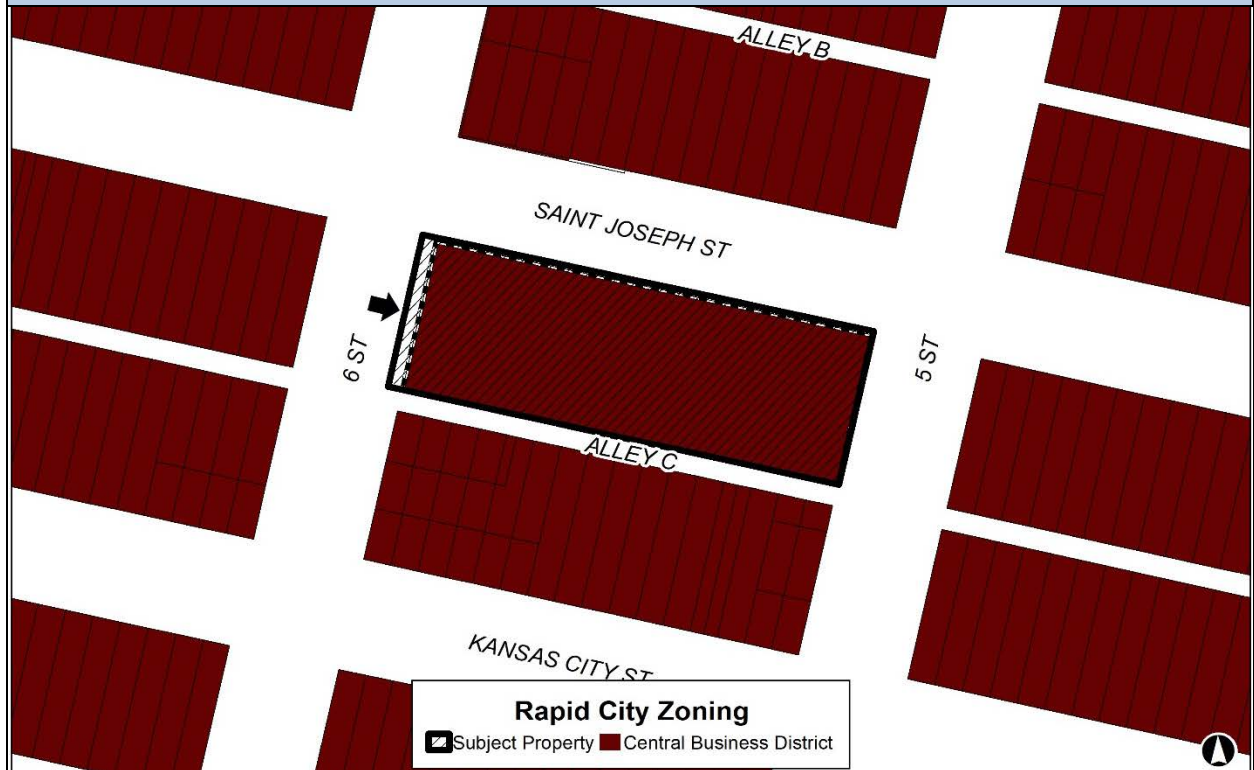
Rapid City Planning Commission Planned Development Project Report

April 21, 2022

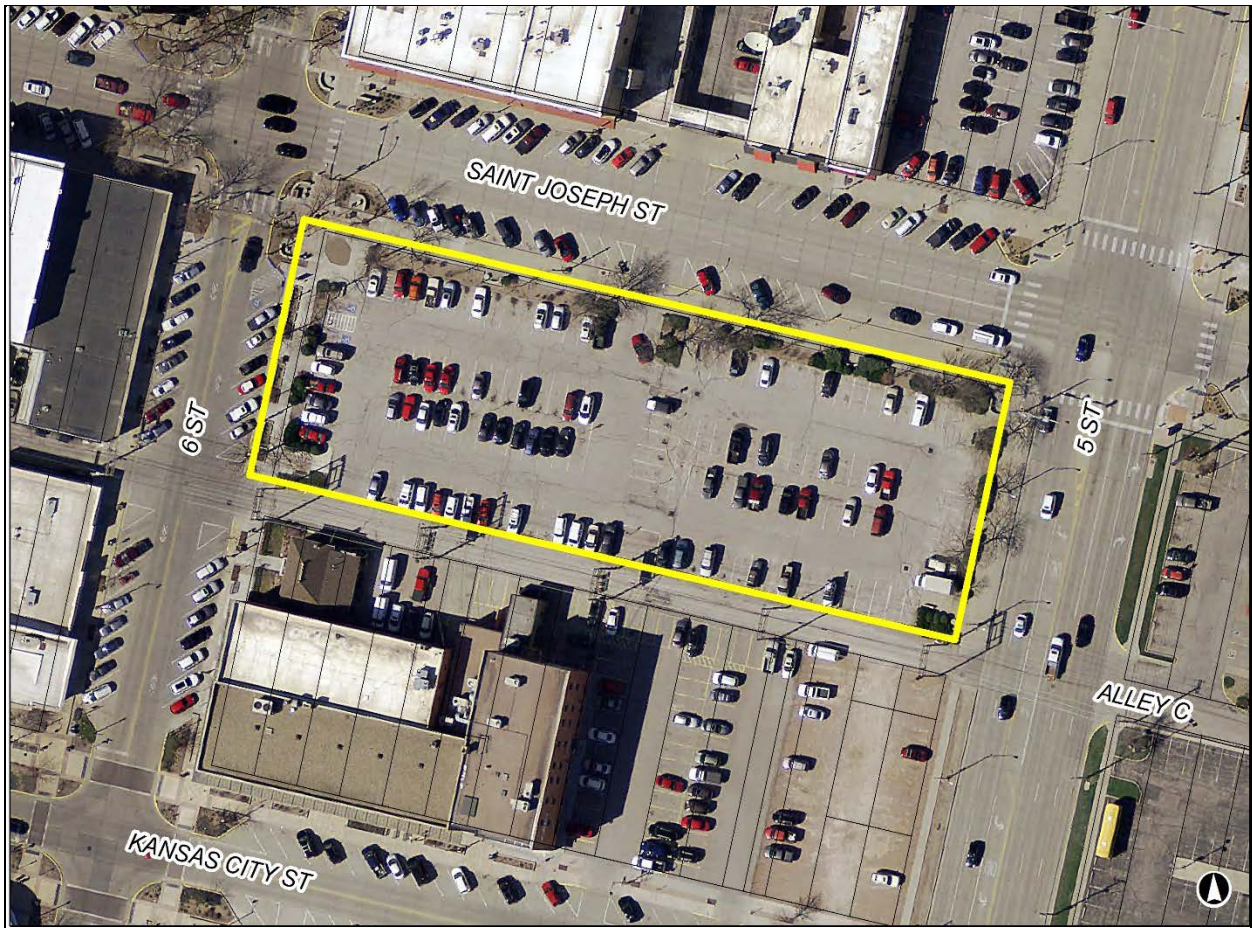
Item #10			
Applicant Request(s)			
Case #22PD007 – Final Planned Development Overlay to allow a mixed use development			
Companion Case(s): N/A			
Development Review Team Recommendation(s)			
Staff recommends approval of the Final Planned Development Overlay to allow a mixed use development with the stipulations noted at the end of the report.			
Project Summary Brief			
<p>(Update: 4/14/22 – All changes shown in bold. The applicant and City staff are continuing to evaluate options for the traffic control on 5th Street with regard to right-in right-out turning motions from the Parking Garage. Stipulation 2 and the body of the report have been revised accordingly. No other changes have been made). The subject property is located at 525 Saint Joseph Street, in the Central Business District. It is currently owned by the City of Rapid City and utilized as a surface parking lot for leased parking. The proposed development contains structured parking, which requires the review and approval of a Final Planned Development Overlay application. An Initial Planned Development Overlay was approved by the Planning Commission on November 24, 2021. No exceptions are being requested. The proposed development is a mixed-use structure to be known as “Block 5.” The proposed development will be 10 stories above grade and consist of 8,000 square feet of commercial retail space at the ground level, a covered parking garage with approximately 330 parking spaces for Block 5 residents and patrons, 131 apartments, and a 117-room hotel and conference center. The proposed development is designed in compliance with the City’s adopted Comprehensive Plan and Downtown Area Master Plan, which prioritizes a pedestrian friendly environment and walkable downtown.</p>			
Applicant Information		Development Review Team Contacts	
Applicant: C.R. Lloyd Associates, Inc.		Planner: Sarah Hanzel	
Property Owner: City of Rapid City		Engineer: Dan Kools	
Architect: N/A		Fire District: Tim Behlings	
Engineer: Jason Hinds FMG Engineering		School District: Kumar Veluswamy	
Surveyor: N/A		Water/Sewer: Todd Peckosh	
Other: N/A		DOT: Stacy Bartlett	
Subject Property Information			
Address/Location	525 Saint Joseph Street		
Neighborhood	Downtown/Skyline Neighborhood Area		
Subdivision	Original Town of Rapid City		
Land Area	1.37 acres		
Existing Buildings	None		
Topography	Flat		
Access	5 th Street, 6 th Street, and Saint Joseph Street,		
Water / Sewer	City of Rapid City		
Electric/Gas Provider	Black Hills Energy		
Floodplain	N/A		
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)

Subject Property	CBD	Public	Surface parking lot
Adjacent North	CBD	Downtown	Mixed-use Commercial
Adjacent South	CBD	Downtown	Surface Parking/Mixed-use Commercial
Adjacent East	CBD	Downtown	Commercial
Adjacent West	CBD	Downtown	Mixed-use Commercial

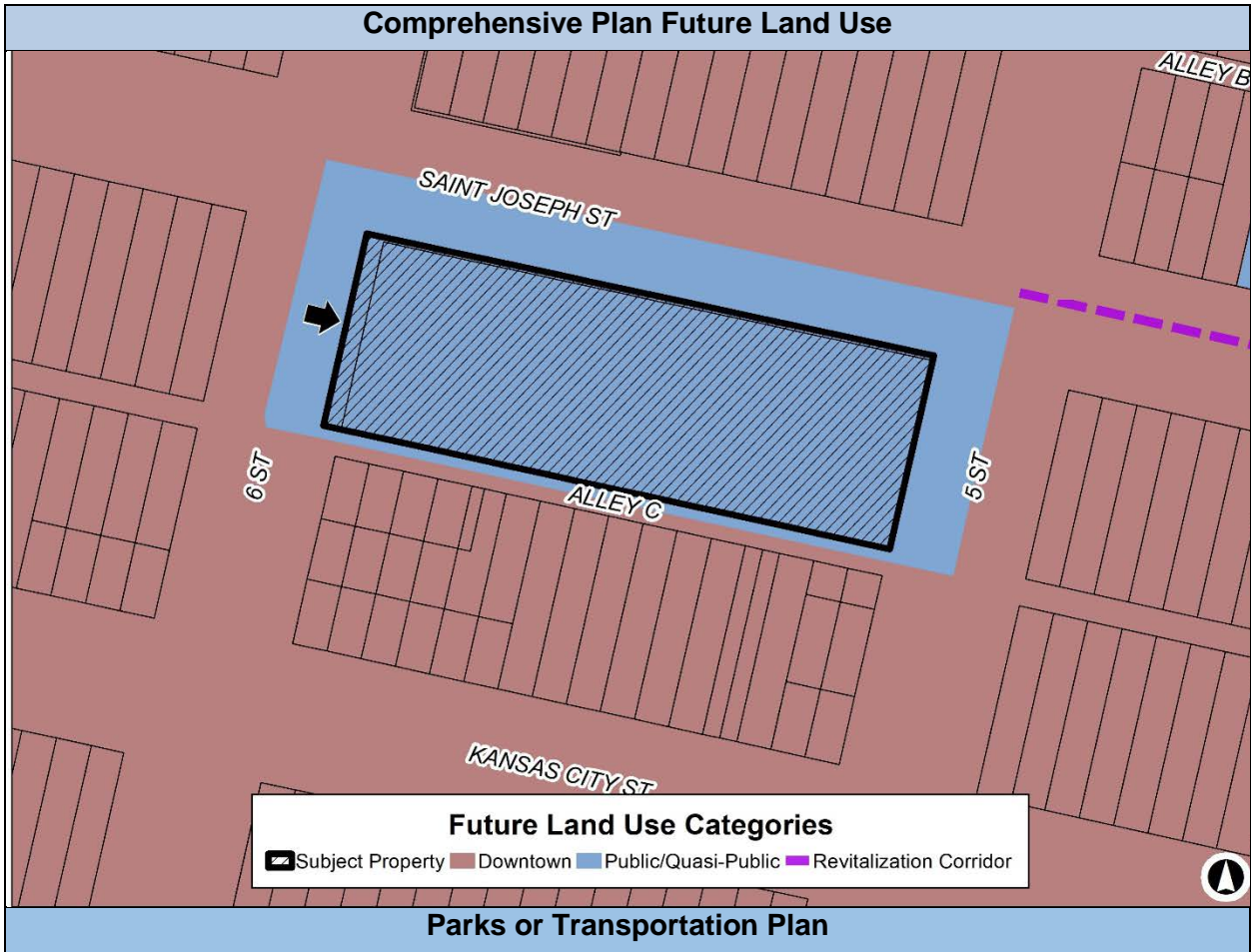
Zoning Map



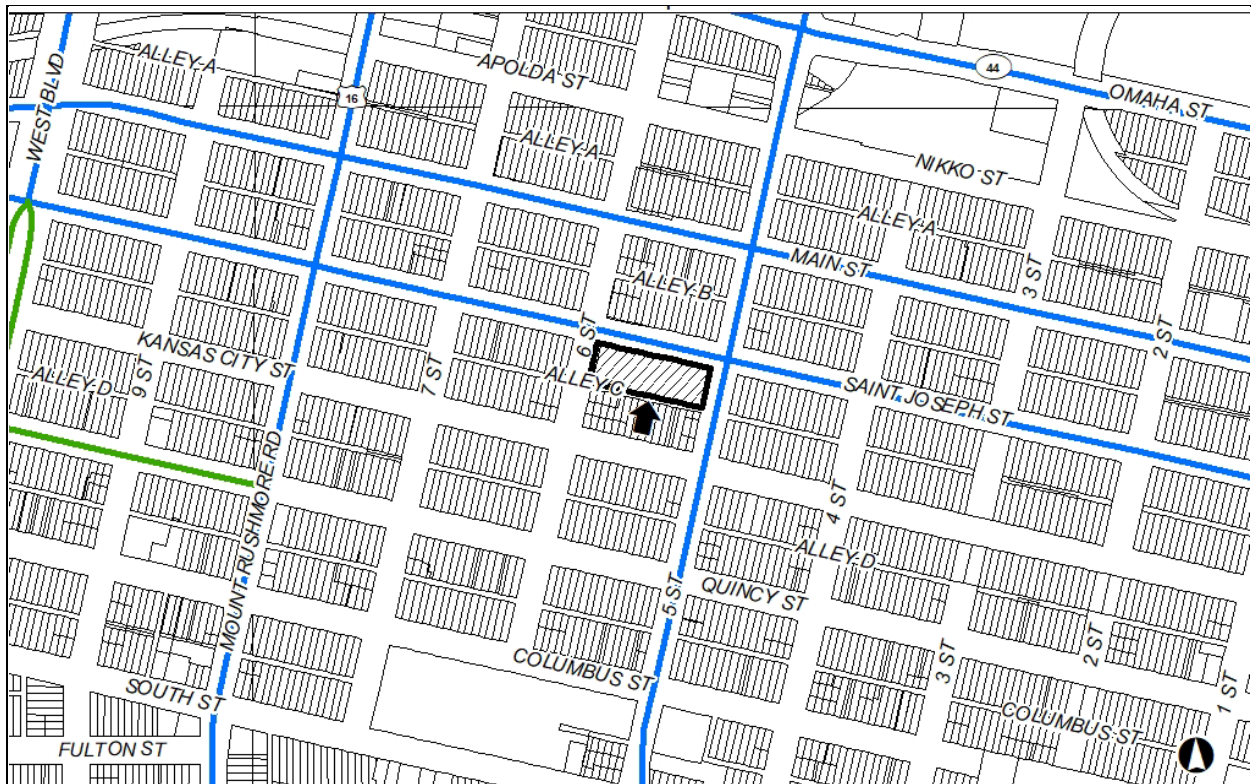
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

Subject Property
 — Collector
 — Principal arterial

Relevant Case History

Case/File#	Date	Request	Action
21TI004	11/16/21	Application to Create a Tax Increment Financing District and Adopt a Project Plan	City Council Approved 4/4/22
21CM005	11/19/21	11.1 Historic Review	City Council approved 4/4/22

Relevant Zoning District Regulations

Central Business District	Required	Proposed
Lot Area	N/A	1.37 acres
Lot Width	N/A	140 feet by 400 feet
Maximum Building Heights	None	121 feet 7 inches to parapet
Maximum Density	95% for 7 – 12 stories	93%
Minimum Building Setback:		
<ul style="list-style-type: none"> • Front • Rear • Side • Street Side 	None	0 feet
Minimum Landscape Requirements:		
<ul style="list-style-type: none"> • # of landscape points 	None	Streetscaping in the public right of way in coordination with the Parks and Recreation Department.
<ul style="list-style-type: none"> • # of landscape islands 	None	N/A
Minimum Parking Requirements:		
<ul style="list-style-type: none"> • # of parking spaces 	None	330

• # of ADA spaces	Pursuant to RCMC15.50.270 (minimum 8 required)	To be reviewed with building permit
Signage	Pursuant to the RCMC	Sign permits to be reviewed pursuant to the Rapid City Municipal Code
Fencing	Pursuant to the RCMC	N/A

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 a Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The subject property is located at 525 Saint Joseph Street, in the Central Business District zoning district. It is currently owned by the City of Rapid City and utilized as a surface lot for leased parking. The site is relatively flat. The proposed development contains structured parking, which requires the review and approval of a Final Planned Development Overlay application in the Central Business District. No exceptions are being requested. An Initial and Final Planned Development Overlay was approved for the site in 2012; however, that project was never constructed. This new development proposal requires the review and approval of a new Initial and Final Planned Development Overlay. The Initial Planned Development Overlay was approved by the Planning Commission on November 24, 2021.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The proposed development is a mixed-use structure to be known as "Block 5." The proposed development will be 10 stories above grade and consist of 8,000 square feet of commercial retail space at the ground level, a covered parking garage with 330 parking spaces for Block 5 residents and patrons, 131 apartments, and a 117-room hotel and conference center. Due to the inclusion of structured parking, an Initial and Final Planned Development Overlay must be reviewed and approved to ensure that proposed development is in character with the downtown area and does not create conflicts with traffic, public safety, or public utilities.
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:	The applicant is requesting no Exceptions to the underlying requirements of the Central Business District zoning regulations.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	Since the applicant is not requesting any Exceptions to the underlying Central Business District zoning regulations, the purpose of this Final Planned Development Overlay is to review the compatibility of the design and functionality of the structured parking, and its impact on the downtown area. The proposed development is designed in compliance with the City's adopted Comprehensive Plan and Downtown Area Master Plan, which prioritizes a pedestrian friendly environment and walkable downtown. This site specifically is identified as a prime redevelopment location. The proposed development features material breaks and architectural details at the first and fourth levels,

	<p>which creates a sense of scale at the pedestrian level along Saint Joseph Street and 6th Street. In addition, the location of the parking structure along 5th Street is appropriate since this area is more auto oriented than pedestrian oriented. Architectural elements, such as a cornice along the top of the side wall of the parking garage, lends toward compatibility within the historic downtown area.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>A Traffic Impact Study was submitted with the Final Planned Development Overlay and identified design features to control turning movements within the project area. In particular, upon submittal of a building permit, the plans must be revised to show a median in 5th Street to prevent northbound left turning movements into the parking structure and alley.</p> <p>The applicant has identified a future sidewalk café on 6th Street. In their letter of intent, the applicant indicated that they are aware of the requirement to obtain a sidewalk café permit prior to creating and/or using any outdoor seating area as shown on the site plan.</p> <p>The existing City-owned leased parking will be relocated within a reasonable distance to ensure that all existing lease holders can continue to park downtown. A parking study being conducted by the Parking Enforcement Division has confirmed that there is sufficient capacity in the parking system to accommodate the relocation of the affected lease holders. The exact locations of the spaces to be relocated are currently being verified and confirmed in order to limit any impacts to existing lease holders.</p> <p>The subject property is located partially within the boundaries of the City's Historic Commercial District. As such, the applicant has submitted an 11.1 Review Application which has been reviewed by the Historic Preservation Commission, and was approved by the City Council.</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 Planned Development Overlay serves as a land use tool to review the compatibility of development with its surrounding context. In this case, the proposed development is in compliance with the City's Comprehensive Plan, Future Land Use Plan, and Downtown Area Master 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**

BPG-1.2B	Priority Activity Centers for Reinvestment: The goal is to encourage reinvestment in under-utilized and/or aging activity centers. The proposed development will elevate downtown as a primary regional destination and hub for many community activities and land uses.
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 **A Vibrant, Livable Community**

LC-4.1B	Diverse mix of uses: The goal is to encourage a diverse mix of uses downtown, including residential, retail, services, employment, entertainment and public services that support the needs of both visitors and residents. The proposed development implements this vision of the Comprehensive Plan by adding 131 new residential living units. In addition, it adds to the retail and hospitality options that help create a more active and vibrant downtown.
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LC-4.2B	Targeted Infill and Redevelopment: The goal is to support infill development and targeted redevelopment in the area adjacent to downtown. The proposed development will provide greater diversity of uses and provide a higher and better use for a site that is currently under-utilized as a surface parking lot.
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 **A Safe, Healthy, Inclusive, and Skilled Community**

N/A	N/A
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 **Efficient Transportation and Infrastructure Systems**

T1-2.1A	Major Street Plan Integration: The goal is to integrate the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network. The proposed project is located along 5 th Street and Saint Joseph Street, which are both principal arterial streets on the City’s Major Street Plan. A Traffic Impact Study was submitted with the Final Planned Development Overlay and identified design features to control turning movements within the project area. Upon submittal of a building permit, the plans shall be revised to show a median in 5th Street to prevent northbound left turning movements into the parking structure and alley; prior to issuance of a Certificate of Occupancy, the median, or an alternative acceptable to the City Traffic Engineer, shall be constructed.
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 **Economic Stability and Growth**

EC-1.2A	Housing Stock: The goal is to maintain diverse and attractive housing options close to employment areas and to encourage infill development and redevelopment near major employment centers.
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 **Outstanding Recreational and Cultural Opportunities**

	N/A
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 **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
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	Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Public/Downtown: The existing Future Land Use Designation of Public is associated with the use of the property as City-owned surface parking lot. Upon redevelopment, staff will recommend updating the Future Land Use Designation of this property to Downtown, consistent with the property surrounding it.
Design Standards:	
N/A	N/A

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Neighborhood Area
Neighborhood Goal/Policy:	
GDP-MU5	Walkable Blocks: The goal is to incorporate walkable blocks into new or development activity centers. The proposed development incorporates ground floor transparency, and other architectural features, that are consistent with pedestrian oriented design.

Findings	
Staff has reviewed the Final Planned Development Overlay to allow the mixed use development, including a 330-stall parking structure, 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 proposed development contains structured parking, which requires the review and approval of a Final Planned Development Overlay application. No exceptions are being requested. The proposed development complies with underlying zoning district regulations and is consistent with the goals and policies for the City’s adopted Comprehensive Plan and Downtown Area Master Plan.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Final Planned Development Overlay to allow a mixed use development with the following stipulations:	
1.	Prior to submittal of a building permit, a public access easement shall be dedicated for the sidewalk on 6 th Street outside of the right-of-way;
2.	Upon submittal of a building permit, the plans shall be revised to show a median in 5th Street to prevent northbound left turning movements into the parking structure and alley; prior to issuance of a Certificate of Occupancy, the median, or an alternative acceptable to the City Traffic Engineer, shall be constructed.
3.	Upon submittal of a building permit, plans shall be submitted showing at least 8 ADA parking spaces and 1 van accessible space within the parking structure pursuant to RCMC 17.50.270(H);
4.	Prior to submittal of a building permit application, the applicant shall coordinate with the City Traffic Engineer for the removal of parking spaces on St. Joseph Street for the proposed loading/unloading zone;
5.	An Air Quality Permit shall be obtained prior to disturbance of 1 acre or more of soil;
6.	Upon submittal of a building permit, the building plans will be reviewed to ensure consistency with the approved Historic Review application;
7.	The development shall conform to all parking policies and regulations at all times. The area identified as a loading zone shall not permit double parking.
8.	A sidewalk café permit shall be obtained prior to creating and/or using any outdoor café seating area as shown on the site plan.

9.	Prior to submittal of a sign permit, a Historic Sign Review application shall be submitted for review and approval. In addition, all signage shall meet the requirements of the Rapid City Sign Code. Any proposed electronic or Light Emitting Diode (LED) signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for any new signs; and
10.	The Final Planned Development Overlay shall allow a mixed use development which includes a 330-stall parking structure (approximately) to serve the needs of the residents and patrons of the development. Any change in use that is a permitted use in the Central Business District shall require the review and approval of a building permit. Any change in use that is a conditional use in the Central Business District shall require the review and approval of a Major Amendment to the Planned Development Overlay;



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 #22PD007	Final Planned Development Overlay to allow a mixed-use development
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.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All requirements of the International Fire Code shall be met;
5.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
6.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
7.	ADA compliant accessibility shall be maintained as necessary;
8.	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.