Applicant Request(s)
Case # 16PD031 – Final Planned Development Overlay to allow a church
Companion Case(s)

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development to allow a church be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Final Planned Development to construct a 18,292 square foot church on property zoned Office Commercial District. The proposed church will be 33 feet high. The applicant is not requesting any Exceptions from the Zoning Ordinance.

Applicant Information | Development Review Team Contacts
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Applicant: First Wesleyan Church | Planner: Fletcher Lacock
Property Owner: Northwest District of Wesleyan Church | Engineer: Nicole Lecy
Architect: N/A | Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc | School District: N/A
Surveyor: N/A | Water/Sewer: Nicole Lecy
Other: N/A | DOT: Stacy Bartlett

Subject Property Information
Address/Location | Approximately 1,050 feet northeast of the intersection of Marlin Drive and East Minnesota Street
Neighborhood | Southeast Connector
Subdivision | Elks Crossing Subdivision
Land Area | 4.72 acres (205,643 square feet)
Existing Buildings | Void of structural development
Topography | Property inclines in elevation from the east to the west
Access | Marlin Drive
Water Provider | Rapid City
Sewer Provider | Rapid City
Electric/Gas Provider | Black Hills Power / MDU
Floodplain | N/A
Other | N/A
<table>
<thead>
<tr>
<th>Subject Property and Adjacent Property Designations</th>
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</thead>
<tbody>
<tr>
<td><strong>Existing Zoning</strong></td>
</tr>
<tr>
<td>Subject Property</td>
</tr>
<tr>
<td>Adjacent North</td>
</tr>
<tr>
<td>Adjacent South</td>
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<tr>
<td>Adjacent East</td>
</tr>
<tr>
<td>Adjacent West</td>
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</tbody>
</table>

### Zoning Map

#### Rapid City/Pennington County Zoning

- Subject Property
- General Agriculture
- Low Density Residential-2
- No Code
- Planned Development

#### Existing Land Uses
Comprehensive Plan Future Land Use

Future Land Use Categories:
- Urban Neighborhood
- Employment
- Mixed Use Commercial
- Heavy Industrial

Parks or Transportation Plan

Major Street Plan:
- Minor arterial
- Principal arterial
- Proposed collector
- Proposed minor arterial
### Relevant Case History

<table>
<thead>
<tr>
<th>Case/File#</th>
<th>Date</th>
<th>Request</th>
<th>Action</th>
</tr>
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<tbody>
<tr>
<td>N/A</td>
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</table>

### Relevant Zoning District Regulations

<table>
<thead>
<tr>
<th>Office Commercial District</th>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Area</td>
<td>N/A</td>
<td>205,643 square feet</td>
</tr>
<tr>
<td>Lot Frontage / Width</td>
<td>N/A</td>
<td>644 feet</td>
</tr>
<tr>
<td>Maximum Building Heights</td>
<td>3 stories, 35 feet</td>
<td>1 story, 33 feet</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>35%</td>
<td>8.9%</td>
</tr>
</tbody>
</table>

**Minimum Building Setback:**
- **Front**: 25 feet, 44 feet
- **Rear**: 25 feet, 174 feet
- **Side**: 25 feet, 150 feet and 110 feet
- **Street Side**: 25 feet, N/A

**Minimum Landscape Requirements:**
- **# of landscape points**: 187,351, 201,844
- **# of landscape islands**: 2, 3

**Minimum Parking Requirements:**
- **# of parking spaces**: 101, 101
- **# of ADA spaces**: 5, 5

**Signage**: Pursuant to RCMC, Proposed monument sign

**Fencing**: Pursuant to 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 for a Final Planned Development Overlay:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Findings</th>
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<tbody>
<tr>
<td>1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:</td>
<td>The subject properties are zoned Office Commercial District with a Planned Development Designation requiring that a Final Planned Development Overlay be approved prior to issuance of a Building Permit.</td>
</tr>
<tr>
<td>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</td>
<td>The property is zoned Office Commercial District and a church is identified as a conditional use. The applicant is not requesting any Exceptions from the Zoning Ordinance.</td>
</tr>
<tr>
<td>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:</td>
<td>As noted above, the property is located within a Planned Development Designation requiring that a Final Planned Development be approved prior to issuance of a Building Permit. The applicant is not requesting any Exceptions.</td>
</tr>
<tr>
<td>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</td>
<td>The property is zoned Office Commercial District. A church is a conditional use in the Office Commercial District.</td>
</tr>
<tr>
<td>5. Any adverse impacts will be reasonably mitigated:</td>
<td>The applicant has submitted a Vacation of Utility and Minor Drainage Easement (File #16VE012) for the two 8 foot wide easements located along the shared property line. Those easements must be vacated prior to issuance of a Building Permit. Public Works has indicated that there are separate water services, sewer services, and stormsewer stubs to the subject property. One water and one sewer service must be utilized and the second water and sewer lines must be abandoned. The stormsewer stubs must be</td>
</tr>
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</table>
utilized for drainage from this site or be abandoned at the inlet box. The applicant submitted a stormwater drainage report identifying that stormwater will be directed to a regional drainage pond. The applicant must submit a detailed stormwater quality treatment plan and calculations showing that the regional drainage can accommodate the increased flows or provide on-site stormwater quality treatment.

The applicant should be aware that the Traffic Impact Study submitted for this area in January of 2009 identified the subject property being used as office space. The peak hour traffic for a church is significantly different from that of an office building. The proposed development does not trigger that the Traffic Impact Study be amended. The applicant should be aware that future development in the area may trigger that an amendment to the Traffic Impact Study be submitted for review and approval.

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:

<table>
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<tr>
<th>Exception Requested</th>
<th>As noted above, the applicant is not requesting any Exceptions.</th>
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### 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

<table>
<thead>
<tr>
<th>BPG-1.1A</th>
<th>Compact Growth: The property is served by Rapid City water and sewer.</th>
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</table>

#### A Balanced Pattern of Growth

<table>
<thead>
<tr>
<th>LC-1.3A</th>
<th>Gateway and Entrance Corridor Standards: The property abuts Elk Vale Road to the northwest which is identified as an Entrance Corridor. Access to the property is from Marlin Drive on the east side of the property. The applicant is proposing a monument sign of the Marlin Drive side of the property.</th>
</tr>
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</table>

#### A Vibrant, Livable Community

<table>
<thead>
<tr>
<th>TI-2.1A</th>
<th>Major Street Plan Integration: Marlin Drive and Elk Vale Road are identified as a Collector Street and a Principal Arterial Street on the City’s Major Street Plan, respectively. Access to the property is proposed from Marlin Drive. In January of 2009, a Traffic Impact study was approved for the subject area. The subject property was identified as suitable for office uses. The proposed church has a different peak traffic flow than an office building. However, the proposed development will not trigger an amendment to the Traffic Impact Study as a center turn lane exists in Marlin Drive adjacent to the subject property to accommodate left hand turns into the property. The applicant should be aware</th>
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#### A Safe, Healthy, Inclusive, and Skilled Community

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<th>N/A</th>
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#### Efficient Transportation and Infrastructure Systems

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that future development in the area may require that an amendment to the Traffic Impact Study be submitted for review and approval.

### Economic Stability and Growth

| N/A |

### Outstanding Recreational and Cultural Opportunities

| 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 planned development boundary. The requested Initial and Final Planned Development Overlay application 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

<table>
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<tr>
<th>Future Land Use Plan Designation(s):</th>
<th>Employment Center – Entrance Corridor</th>
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**Design Standards:**

**GDP-GEC6**

The property is zoned Office Commercial District which identifies a church as a conditional use. The subject property abuts Elk Vale Road which is identified as an Entrance Corridor. Access to the property is from Marlin Drive on the east side of the property. The parking lot and proposed monument sign will be on the east side of the property. The proposed layout supports the design standards envisioned in the adopted Comprehensive Plan.

### Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

<table>
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<tr>
<th>Neighborhood:</th>
<th>Southeast Connector</th>
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**Neighborhood Goal/Policy:**

**SEC-NA1.1E**

**Entrance Corridors:** As noted above, the property abuts Elk Vale Road which is identified as an Entrance Corridor. The applicant is proposing to have the parking lot and signage face Marlin Drive which is where access to the property is provided. The design of the site enhances the character of the corridor.

### Findings

Staff has reviewed the Final Planned Development Overlay to allow a church 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 church is a conditional use in the Office Commercial District. The proposed development takes advantage of existing infrastructure and the design of the site enhances the character of the Elk Vale Road Entrance Corridor.

### Staff recommends that the Final Planned Development Overlay to allow a church be approved with the following stipulations:

1. Upon submittal of a Building Permit, revised plans shall be submitted addressing redlined comments;
2. Upon submittal of a Building Permit, the applicant shall submit a detailed stormwater quality treatment plan and calculations showing that the regional drainage can accommodate the increased flows or provide on-site stormwater quality treatment;
3. Prior to issuance of a Building Permit; the Utility and Minor Drainage Easements shall be vacated; and,
4. The Final Planned Development Overlay shall allow a church. Permitted uses within the
Office Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development.
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.

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<td>Companion Case(s) #</td>
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**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. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;

3. All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;

4. All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;

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 requirements of the currently adopted Building Code shall be met; and,

7. All applicable provisions of the adopted International Fire Code shall continually be met.