



Rapid City Planning Commission

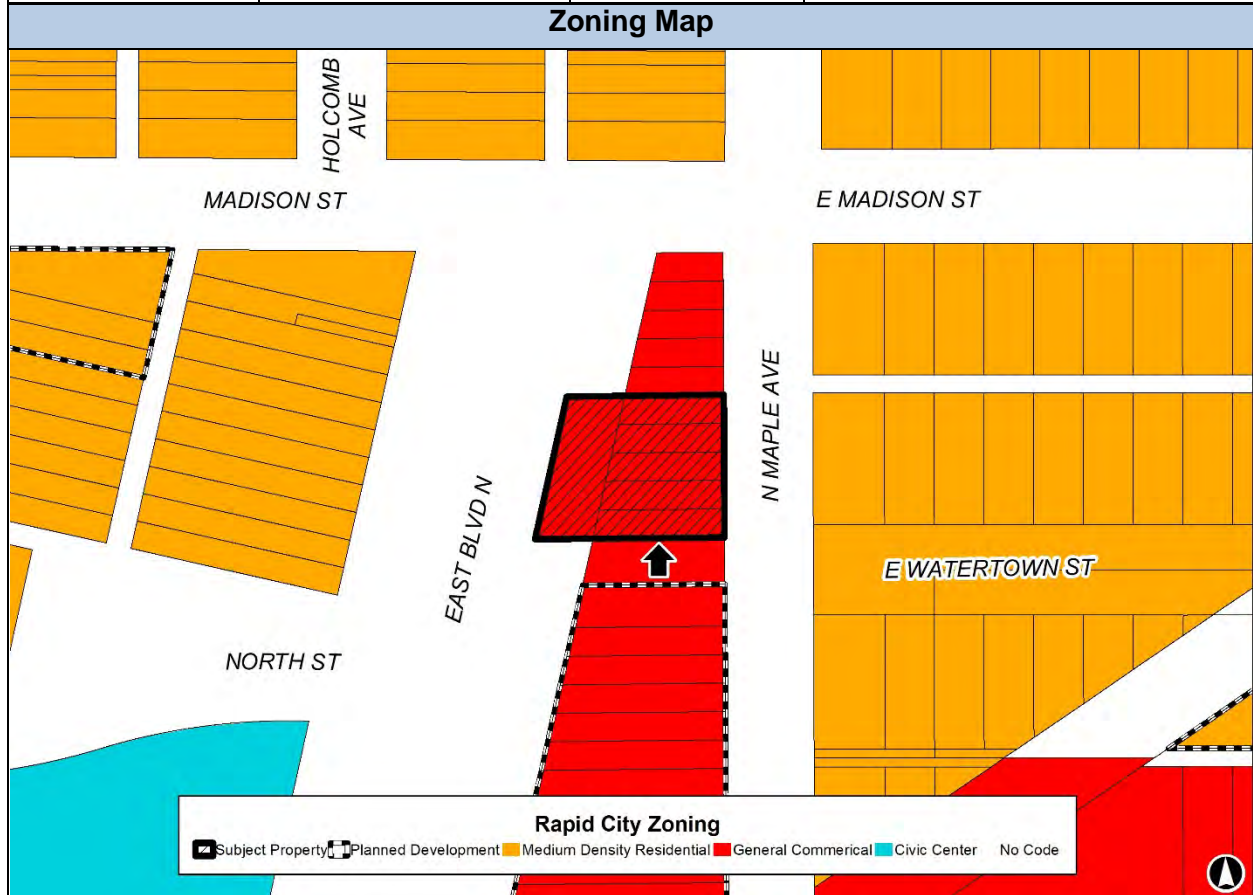
Initial Planned Development Project Report

January 5, 2023

Item #13
Applicant Request(s)
Case #22PD058 – Initial Planned Development Overlay to allow a mission with no overnight lodging
Companion Case(s) N/A
Development Review Team Recommendation(s)
Staff recommends that the Initial Planned Development Overlay be approved with the stipulations noted below.
Project Summary Brief
<p>The applicant has submitted an Initial Planned Development Overlay to allow a mission with no overnight lodging at 630 East Boulevard North. The property is comprised of 0.43 acres of land zoned General Commercial District and currently contains a warehouse that has a building footprint of 12,360 square feet. The existing building is two stories or 20.7 feet in height and has a gross floor area of 16,545 square feet. The warehouse was constructed in 1947 which predates the current Zoning Ordinance. As a result, the east front yard setback of the building is legal non-conforming. This property was previously occupied by a millwork company.</p> <p>The subject property is proposed to be the new location of the Hope Center currently located at 615 Kansas City Street. The Hope Center is a nonprofit organization that provides a variety of support services to those living in poverty and without homes. It is the goal of the center to provide a safe and secure place for community members of all ages to utilize. The current location has a capacity of 62 people and on average provides services to 200 guests daily. The new location is intended to better accommodate the increased number of guests and to expand current services. The center has three full-time and two part-time staff members and needs four to six volunteers each day to facilitate the services provided. With this new location, it is anticipated that an additional two to three staff members will be hired and an additional 10 volunteers will be recruited per week. The majority of the guests walk to the center, those that drive are typically in the center for short periods of time. The hours of operation are expected to remain the same as their current location and are Monday through Thursday from 8:00 am to 4:00 pm and Friday from 8:00 am to 2:30 pm. There are ten security cameras installed at the current location and will be transferred to the new facility which has the capability to expand to 16 cameras. The applicant has indicated that security lights, cameras, and signage will be used to discourage guests from congregating at the center outside of normal business hours. It is the hope that the larger interior space of the new facility will in general reduce loitering outside the center. The intended use is classified as a mission in the Rapid City Municipal Code which is a Conditional Use in the General Commercial District.</p> <p>As per <u>Chapter 17.04.490</u> of the Rapid City Municipal Code, a mission is defined as “an activity providing personal assistance on a nonprofit basis to individuals of an indigent status. The assistance must include food and/or shelter and may, in addition, include religious instruction, counseling and other incidental services customarily provided by missions.”</p> <p>The applicant has indicated that the Hope Center works with many other agencies in order to best assist their guests, some of these agencies include: Journey On, Pennington County Housing, Pennington County Victim’s Assistance, Rapid City Police Department Quality of Life Unit, South Dakota Department of Labor, South Dakota Department of Social Services, South Dakota Department of Health, The Salvation Army and University of South Dakota Sanford School of Medicine.</p>

Applicant Information		Development Review Team Contacts	
Applicant:	The Hope Center	Planner:	Tanner Halonen
Property Owner:	FHS TWO LLC	Engineer:	Emily Fisher
Project Planner:	CO-OP Architecture	Fire District:	Chip Premus
Architect:	CO-OP Architecture	School District:	Kumar Veluswamy
Engineer:	TerraSite Design	Water/Sewer:	Emily Fisher
Surveyor:	N/A	DOT:	Mike Carlson
Subject Property Information			
Address/Location	630 East Boulevard North		
Neighborhood	North Rapid		
Subdivision	Blakes Addition		
Land Area	0.43 acres or 18,886 square feet		
Existing Building	Warehouse		
Topography	Varies		
Access	East Boulevard		
Water / Sewer	Rapid City		
Electric/Gas Provider	BHE / MDU		

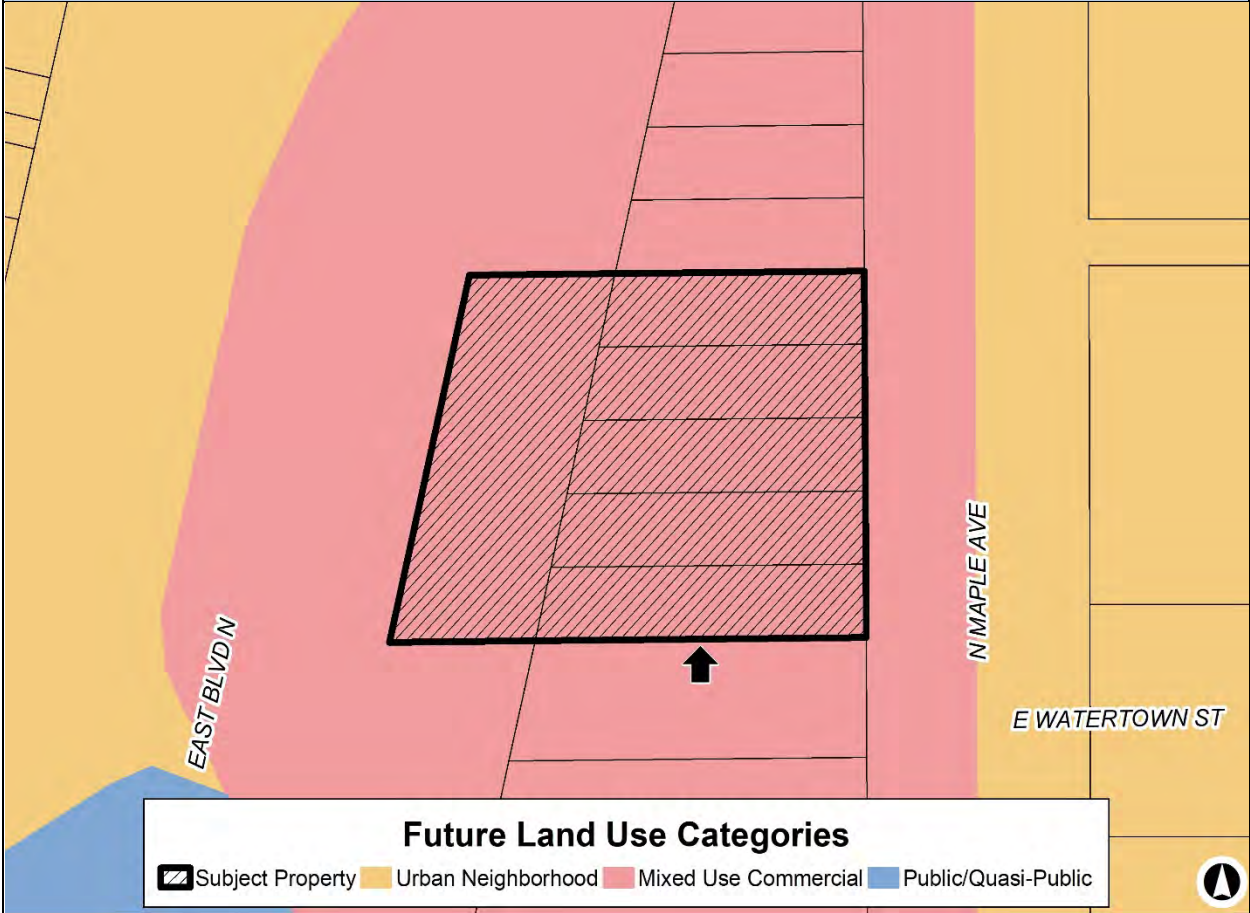
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Warehouse
Adjacent North	GC	MUC	Warehouse
Adjacent South	GC	MUC	Warehouse
Adjacent East	MDR	UN	Multi-family dwellings
Adjacent West	MDR	UN	Single-family dwellings

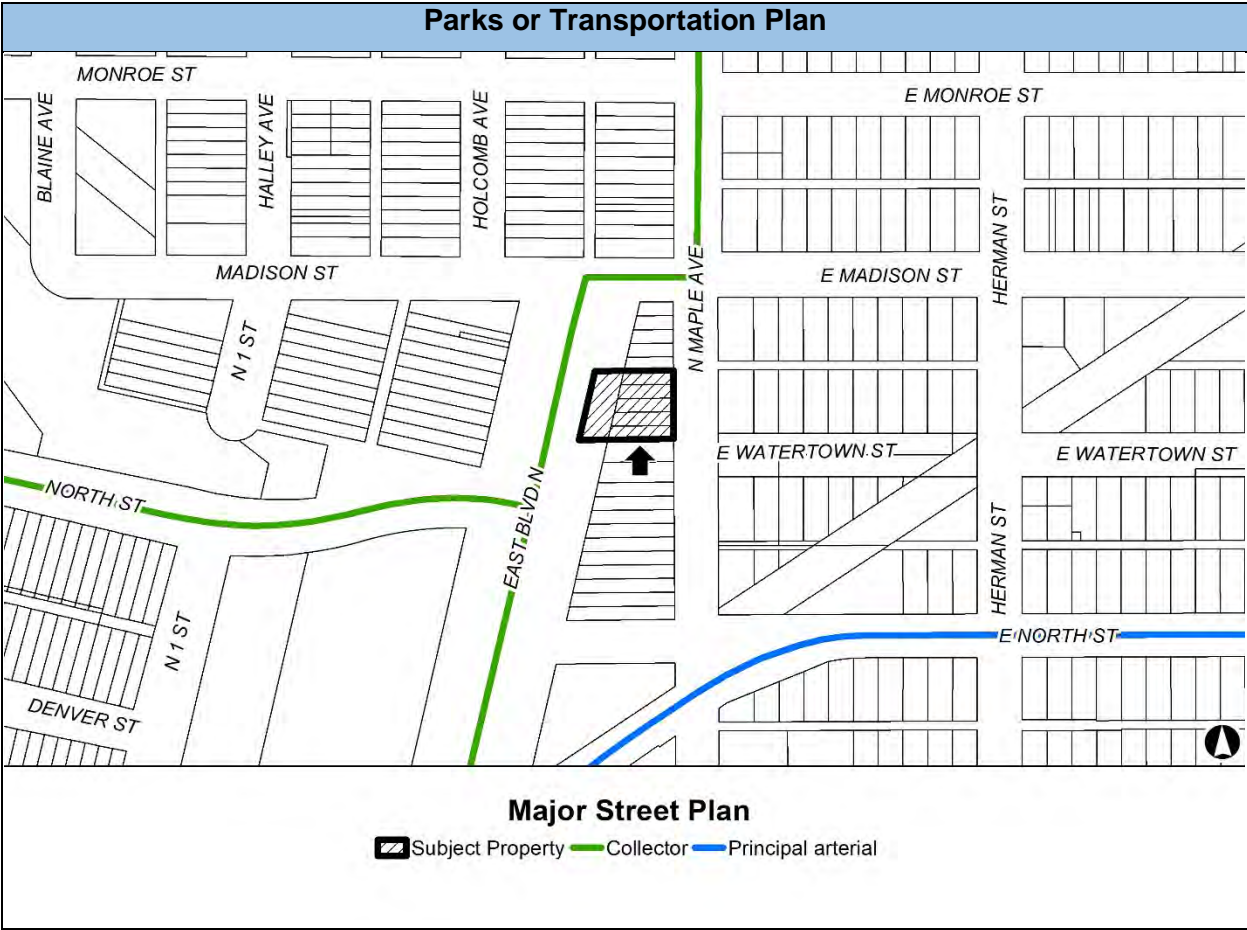


Existing Land Uses



Comprehensive Plan Future Land Use





Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	No requirement	0.43 acres	
Lot Frontage	No requirement	128 feet	
Maximum Building Heights	4 stories or 45 feet	2 stories or 20.7 feet	
Maximum Density	75%	66%	
Minimum Building Setback:			
• E Front	25 feet	- 0.8 foot	
• W Front	25 feet	51 feet	
• N Side	0 feet	0 feet	
• S Side	0 feet	0 feet	
Minimum Landscape Requirements:			
• # of landscape points	6,257	16,550	
• # of landscape islands	None	None	
Minimum Parking Requirements:			
• # of parking spaces	TBD	11	
• # of ADA spaces	1	1	
Signage	As per RCMC 17.50.100	Wall-mounted	
Fencing	As per RCMC 17.50.150	Chain-link	

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 an Initial 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 existing building on the property covers the majority of the lot. This leaves a limited area for parking and open space on the property. Please note, that the existing development in part, is legal non-conforming. No structural expansion is being proposed which maintains the legal non-conforming status of the property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The Initial Planned Development Overlay allows the City to review the compatibility of the proposed land use with adjacent development.
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 are being requested as part of this Initial Planned Development Overlay.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A review of the proposed project through a Planned Development Overlay serves as a land-use tool to review the compatibility of the project with surrounding land uses. The Planned Development process to allow a mission on the property does not deprive the applicant of the rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	<p>The stipulations of approval of the Initial Planned Development Overlay will serve to reasonably mitigate any adverse impacts.</p> <p><u>Building:</u> The warehouse was built in 1947 which predates the current Zoning Ordinance. The building encroaches 0.8 feet over the east property line and a minimum 25-foot setback is required and is therefore considered legal non-conforming. The building footprint of the warehouse is 12,360 square feet in size and is two stories or 20.7 feet in height with a gross floor area of 16,545 square feet. The interior and exterior of the building will be improved to accommodate the new use.</p> <p><u>Parking:</u> There is no parking rate defined for a mission in the Rapid City Municipal Code and as such the required parking is determined based on the anticipated parking demand which is case specific to the operational plan. The parking required for this application will be based on the maximum number of staff, volunteers, and driving guests that will be on the property at any one time. To date, this information has not been clearly identified and as such the parking requirement and any Exceptions if needed will be evaluated as part of the Final Planned Development Overlay. The site plan submitted identifies that eleven parking spaces and two accessible spaces have been provided. A loading zone is proposed along the northwest</p>

	<p>corner of the building and will be used by Journey On and short-term guests. The parking requirement and any Exceptions if needed will be evaluated as part of the Final Planned Development Overlay.</p> <p><u>Landscaping:</u> The proposed development requires that a minimum of 6,525 landscaping points be provided. The landscaping plan identifies that 16,550 landscaping points are being provided by 800 points of ground cover, 49 shrubs, and seven small trees. The majority of the provided landscaping is located within the public right-of-way located west of the property line and the onsite landscaping is sufficient to meet the minimum points required. The landscaping is designed in compliance with the City's Landscaping Regulations and exceeds the minimum requirement.</p> <p><u>Signage:</u> The elevations submitted identify that a small wall-mounted sign advertising the non-profit will be located at the top right-hand corner of the west wall of the building. No other signage is being proposed as part of this application.</p> <p><u>Safety and Security:</u> The applicant has indicated when a guest is being disruptive they are asked to leave the premises for the remainder of the day. In the situation, the guest refuses or continues to be disruptive staff will contact the Rapid City Police Department for assistance and the guest will not be allowed to re-enter the facility for an extended period of time. There are ten security cameras installed at the current location and will be transferred to the new facility which has the capability to expand to 16 cameras. The security lights, cameras, and signage will be used to discourage guests from congregating at the center outside of normal business hours. There is a potential for roof access at the east wall of the building. The applicant intends to use fencing, lights, and cameras as deterrents for people accessing the roof.</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 should be apprised that upon submittal of a Building Permit the applicant must provide a complete set of construction plans which include: grading, drainage, erosion, sediment control, design report, and stormwater quality treatment.</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	

 A Vibrant, Livable Community	
LC-3.1C	Compatible Infill and Redevelopment: The application is a redevelopment project of a warehouse serviced by existing infrastructure.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: The property is accessed by East Boulevard North which is classified as a Collector Street on the City's Major Street Plan. The site is served by Jefferson South, Lincoln North, Roosevelt South, and Washington North Rapid Ride routes. The property is located in proximity to the Lemmon Avenue Bike Path which provides a connection to the Leonard Swanson Memorial Greenway Path.
 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 Initial Planned Development 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 Major Amendment to a Planned Development 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):	Mixed-Use Commercial
	Design Standards:
N/A	

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid
	Neighborhood Goal/Policy:
NR-NA1.1A	Residential Neighborhoods: The proposed development supports the goal of encouraging reinvestment and targeted redevelopment of the area's established neighborhoods.

Findings	
Staff has reviewed the Initial Planned Development Overlay to 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.	

Planning Commission Recommendation and Stipulations of Approval	
---	--

Staff recommends that the Initial Planned Development Overlay to allow a mission with no overnight lodging be approved with the following stipulations:

1.	Prior to the submittal of a Final Planned Development Overlay, the site plan shall be revised to: <ul style="list-style-type: none">• Remove any site improvements from the public right of way, including bicycle parking and pavement or the right-of-way shall be vacated,• Identify property line sidewalks pursuant to the Infrastructure Design Criteria Manual or a Variance from City Council shall be obtained; and,• Identify approaches extending to the property line. The approaches shall be reinforced with concrete pavement pursuant to the Infrastructure Design Criteria Manual.
2.	Upon submittal of a Building Permit, International Fire Code requirements shall be met;
3.	The Initial Planned Development Overlay shall allow for a mission with no overnight lodging in compliance with the operational plan contingent upon a Final Planned Development Overlay application being approved prior to the issuance of a Building Permit.



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 # 22PD058	Initial Planned Development Overlay to allow a mission with no overnight lodging
Companion Case(s)	#22RZ020
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;
4.	All requirements of the currently adopted Building Code shall be met;
5.	ADA accessibility shall be provided throughout the structure and site as necessary;
6.	All construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
7.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Amendment;
8.	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;
9.	All signage shall continually conform to the Sign Code. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign; and,
10.	All applicable provisions of the adopted International Fire Code shall continually be met.