



Rapid City Planning Commission

Planned Development Project Report

July 21, 2016

Item 8
Applicant Request(s)
Case # 16PD032, a Final Planned Development Overlay to allow expansion of an existing financial institution and to provide additional parking

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development Overlay to allow expansion of an existing financial institution and to provide additional parking be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a request for a Final Planned Development Overlay to allow a financial institution and to create additional parking on approximately 8.09 acres of property located in the Light Industrial District. The existing Black Hills Federal Credit Union is proposing 182,035 square feet of additional offices, lobby, and underground parking to their existing facility located on North Plaza Drive. As a part of this Planned Development, the applicant is also proposing to create additional surface and underground parking on the site. The applicant is requesting a number of Exceptions as a part of this Final Planned Development, including a reduction in the required amount of off-street parking, a reduction in the minimum required parking aisle width, and an increase in the maximum permitted height of the building. 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 Light Industrial 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.

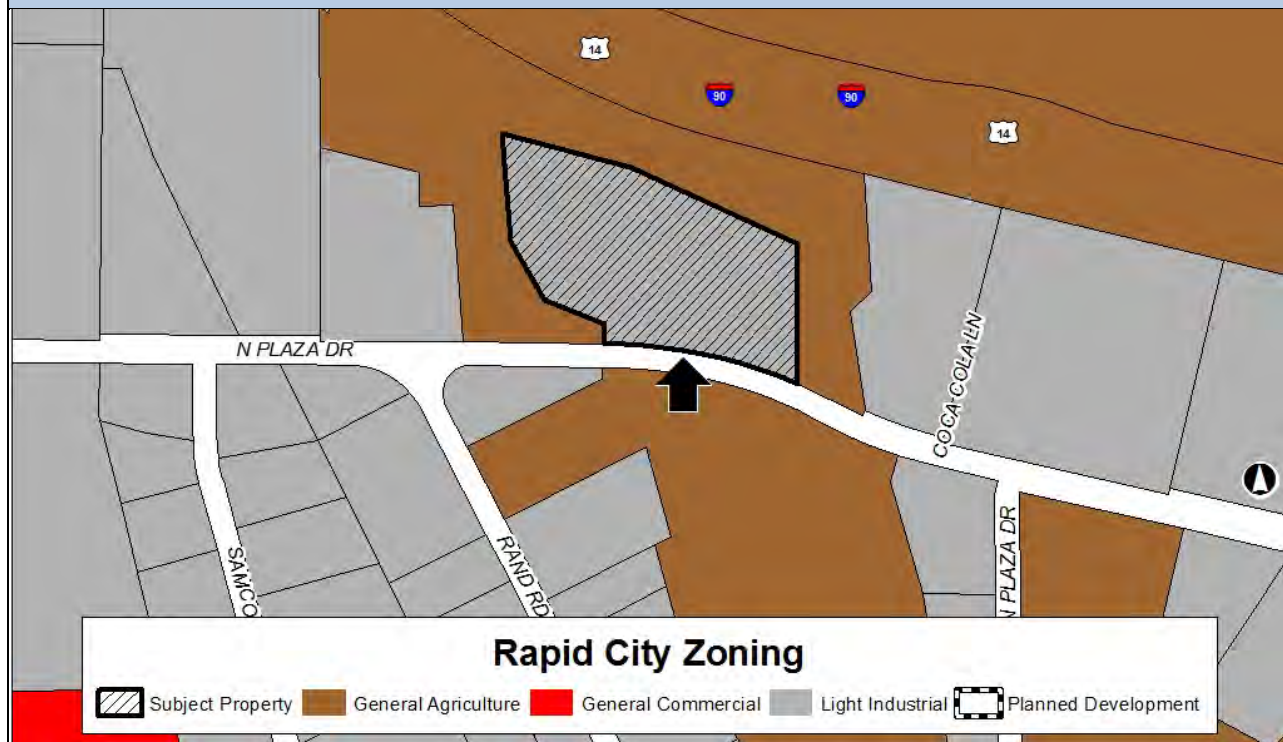
Development Review Team Contacts	
Applicant: Ian McCain, La Macchia Group	Planner: Robert Laroco
Property Owner: Black Hills Federal Credit Union	Engineer: Ted Johnson
Architect: La Macchia Group	Fire District: Tim Behlings
Engineer: AE2S	School District: Janet Kaiser
Surveyor: AE2S	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2700 North Plaza Drive, south of Interstate 90, approximately 2,000 feet east of the intersection of Deadwood Avenue and North Plaza Drive
Neighborhood	Deadwood Avenue Neighborhood
Subdivision	Fountain Springs Business Park
Land Area	8.09 acres, approximately 352,401 square feet
Existing Buildings	Existing offices/financial institution
Topography	Generally level
Access	North Plaza Drive
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	LI	LI, Entrance corridor	Existing financial institution and offices
Adjacent North	GA	LI, Entrance corridor	Golf course
Adjacent South	GA	LI	Golf course, offices
Adjacent East	GA	LI, Entrance corridor	Golf course
Adjacent West	GA	LI, Entrance corridor	Golf course

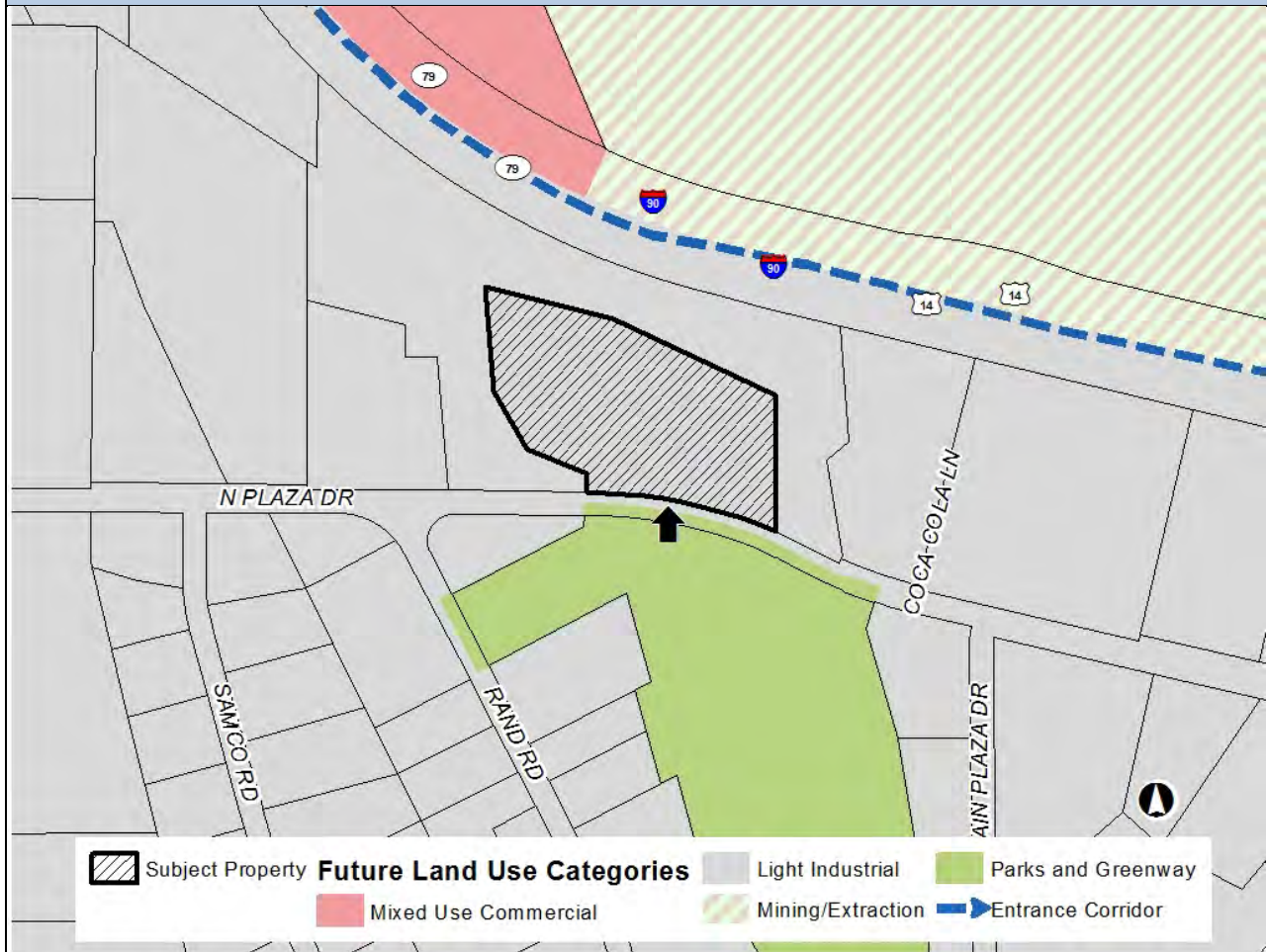
Zoning Map



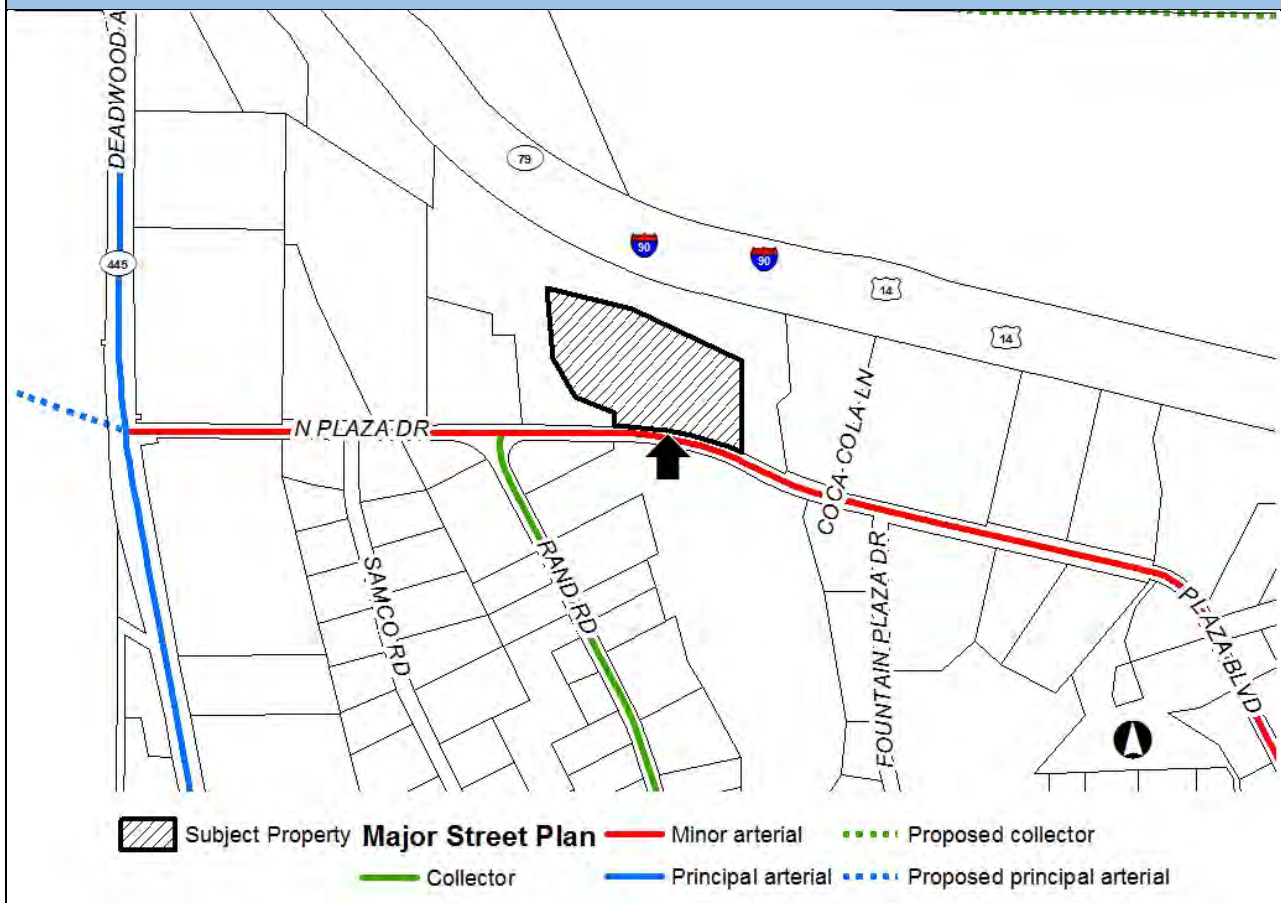
Existing Land Uses



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			
Light Industrial District	Required	Proposed/Existing	
Lot Area	Minimum 20,000 sq ft	8.09 acres, approximately 352,401 sq ft	
Lot Frontage	No minimum required	Approximately 560 ft.	
Maximum Building Heights	4 stories, 45 ft.	3 stories, 53 ft, 4 3/4 in	
Maximum Density	75%, structures and parking	69.9 %, structures and parking	
Minimum Building Setback:			
• Front	25 ft	Approximately 125 ft.	
• Rear	25 ft	Approximately 50 ft.	
• Side	25 ft	Greater than 100 ft	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	276,190 points	276,837 points provided	
• # of landscape islands	7 required	8 proposed	
Minimum Parking Requirements:			
• # of parking spaces	438 + 15 stacked spaces	352 +15 stacked spaces	
• # of ADA spaces	9 ADA, 2 van accessible	9 ADA, 6 van accessible	
Signage	Per RCMC	Per RCMC, including one double-sided, LED message center. Maximum 60 sq ft per side	
Fencing	Per 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 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 located within an area developing with a mix of commercial, industrial, and residential uses. 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;	A financial institution is a permitted use in the Light Industrial District and Black Hills Federal Credit Union has been operating on the property for a number of years. The applicant is proposing a major expansion of services on the site but is proposing parking design and building height which do not meet the requirements of the Light Industrial District. As such, the applicant has requested this Final Planned Development. The application of these regulations to this particular piece of property does not create a practical difficulty or undue hardship.
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 has requested three Exceptions to the land area regulations for the Light Industrial District. The requests are as follows: <ul style="list-style-type: none"> • A request to increase the permitted height of the building from 45 feet to 53 ft, 4 ¾ inches. • A request to reduce the required amount of off-street parking spaces from 438 spaces to 352

spaces.

- A request to reduce the required parking aisle width from 26 feet to 24 feet.

Submitted plans show that the height of the building at the point of the elevator access doors is 53 ft, 4 3/4 inches. The Light Industrial District permits a maximum building height of 45 feet. However, the height of the building at the roofline excluding the elevator accesses is 47 feet. The building is located south of Interstate 90, along an area developing primarily with a mix of commercial and industrial uses. The scope and scale of a 53 foot building at this location should have less impact than a building located in an area with higher levels of pedestrian traffic or adjacent to residential development. The height of the Interstate 90 roadway in relationship to the adjacent development minimizes the impact of a taller building. In addition, the substantial green space provided around the boundaries of the development should help to mitigate the impact of a taller building.

Based on the square footage of proposed uses on the site, a minimum of 438 parking spaces are required for the development. Submitted plans show that a total of 352 parking spaces are being proposed. Black Hills Federal Credit Union has noted in their Letter of Intent that based on the use of other facilities in the area, the proposed number of parking spaces should be sufficient to accommodate all staff and customers who are parking and entering the facility. Training and other conference rooms provided in the expansion are for the use of Black Hills Federal Credit Union employees only and the balance of the facility will be open to staff and customers only. In addition, the applicant has noted that the provision of large amounts of green space rather than additional parking on the property is a specific character of the existing facility which the applicant wishes to maintain as a part of this expansion. Based on the anticipated use of the facility as well as the unique operation of the Credit Union, it appears that the requested reduction in parking will not have an adverse impact on the neighborhood.

Similarly, Rapid City Municipal Code Chapter 17.50.270 requires a minimum 26-foot-wide parking aisle be provided for perpendicular parking spaces. However, the unique design of the facility is proposing 24-foot-wide parking aisles in an attempt to maximize the total number of parking spaces that can be provided on the site while still providing plentiful greenspace and landscaping on the property. It should be noted that a Variance was previously approved on the property to allow 24-foot-wide parking aisles and that parking today is designed with 24-foot-wide parking aisles. The use of 24-foot-wide parking aisles will allow a unique design of the facility with large amounts of landscaping intended to break up the paved surfaces and scope and scale of the proposed structures. It appears that the requested reduction in parking aisles will not have an adverse impact on the neighborhood.

<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 Light Industrial District. However, the unique character of this development has required that the applicant request a number of Exceptions for parking and building height. As such, the applicant has submitted this request for a Final Planned Development. A literal interpretation of this chapter 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>Submitted plans show that one, double sided, maximum 60 square foot per side LED message center is being proposed to be located on the proposed pole sign located adjacent to the southern property line. The proposed sign and message center will be designed similarly to the existing sign, which also includes an LED message center. An LED message center is a permitted use in the Light Industrial District and the proposed sign will be similar in nature to the balance of LED message centers found at all Black Hills Federal Credit Unions in the City. The applicant has indicated that all proposed signage will meet the requirements of the Rapid City Municipal Code. The location of the proposed sign, in combination with the proposed height of the building, will ensure the sign is not visible from Interstate 90. It appears that the proposed LED message center will not have an adverse impact on the neighborhood or the area transportation network.</p> <p>As previously noted, the applicant's experience with parking for financial institutions of this size and scale has allowed them to determine the actual parking needs for the proposed facility. The requested reduction in parking accurately reflects the needs of the facility as presented by the applicant. In addition, by providing underground parking under the proposed expansion and by seeking an Exception for the minimum required parking aisle width, the applicant is providing the maximum amount of parking possible on the site while still ensuring landscaping requirements are being met. Transportation Planning and Public Works staff has noted that an Exception to waive the required Traffic Impact Study has been approved, noting that existing road network and traffic controls should adequately serve an expansion of existing uses and the limited occupation of the building. Public Works staff has also noted that the additional roof height of the buildings does not create any safety hazards or adversely affect the surrounding area. It appears that the potential adverse impacts of the proposed development are being mitigated to the greatest extent possible.</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 requested Exceptions for parking and building height will allow design of a site which provides ample green space and landscaping around the site, while still ensuring that adequate parking can be provided for a unique use. In addition, the proposed height of the building located along a primary regional transit corridor encourages additional reinvestment in a developing commercial and industrial neighborhood in close proximity to the transportation network. The requested Exceptions are part of an alternative, innovative design which reasonably achieves the standards of the zoning ordinance.</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	N/A
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-1.3A	<u>Local Business Support</u> : The proposed development is for the expansion and renovation of the primary headquarters of the Black Hills Federal Credit Union, an existing local financial institution with decades of history in the Black Hills region.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
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

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Light Industrial, Entrance Corridor
Design Standards:	
GDP-EA1	<u>Parking Location and Screening</u> : The proposed design of the site reduces the amount of parking on the north side of the building, closest to Interstate 90. In addition, the proposed landscaping design serves to soften the expanses of paved area and enhance the character of the development.
Chapter 10, p.109	<u>Entrance Corridors</u> : The proposed design of the site incorporates features such as landscaping and building height to promote a positive impression of the community.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Deadwood Avenue Neighborhood
Neighborhood Goal/Policy:	

DA-NA1.1C	<u>Employment Activities:</u> The proposed expansion of Black Hills Federal Credit Union is a continuation of the expansion of employment opportunities in this area.
BA-NA1.1E	<u>Entrance Corridors:</u> Interstate 90 is an identified Entrance Corridor of the community. The unique design of this building uses landscaping and building height to present an enhanced image of the community.

The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:

•	Black Hills Federal Credit Union is proposing a 180,000+ square foot expansion to their existing facilities located on North Plaza Drive. As a part of this request, the applicant is proposing to reduce the required amount of parking on the site, to reduce the required parking aisle width for parking provided on-site, and to increase the permitted height of the structure. A financial institution is a permitted use in the Light Industrial District.
•	The applicant is proposing one double-sided, maximum 60 square foot per side LED message center to be located on a pole sign. An LED sign is otherwise a permitted use in the Light Industrial District.
•	The unique design of the site to maximize green space and landscaping and to incorporate vertical development along a major Entrance Corridor of the City will promote a positive image of the community while still providing sufficient parking for the staff and customers of Black Hills Federal Credit Union.

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

1.	The requested Exception to reduce the required amount of off-street parking from 438 spaces to 352 parking spaces is hereby granted. A minimum of 3 stacked parking spaces per drive through land shall also be provided;
2.	The requested Exception to reduce the required minimum parking aisle width from 26 feet to 24 feet is hereby granted;
3.	The requested Exception to increase the maximum height of the building from 45 feet to 53 feet, 4 ¾ inches is hereby granted;
4.	If the Planning Commission should determine that the proposed LED message center is appropriate for the neighborhood, the maximum 60 square foot per side LED message center is hereby approved. All signage shall comply with the requirements of the Rapid City Sign Code. Changes to the LED message center shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
5.	Prior to issuance of a building permit, all redline comments shall be addressed and all redlined plans shall be returned to Community Planning and Development Services;
6.	This requested Final Planned Development shall allow for construction of an expansion and additional parking to the existing Black Hills Federal Credit Union. All requirements of the Light Industrial 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 Light Industrial District shall be permitted contingent upon the provision of sufficient parking and an approved building permit. Conditional uses in the Light Industrial 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)	
Case #16PD032	A Final Planned Development to allow expansion of an existing financial institution and additional parking
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 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.