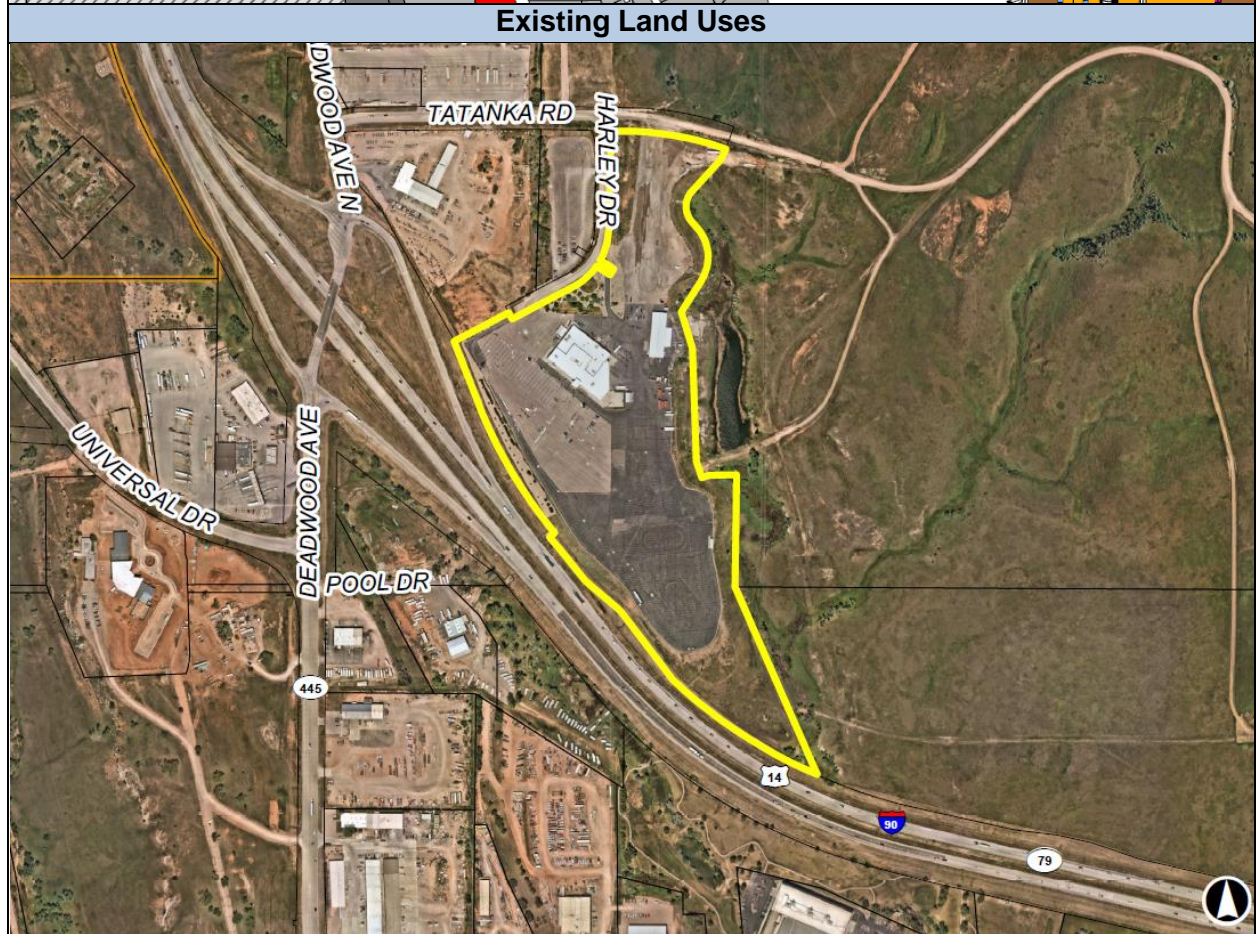
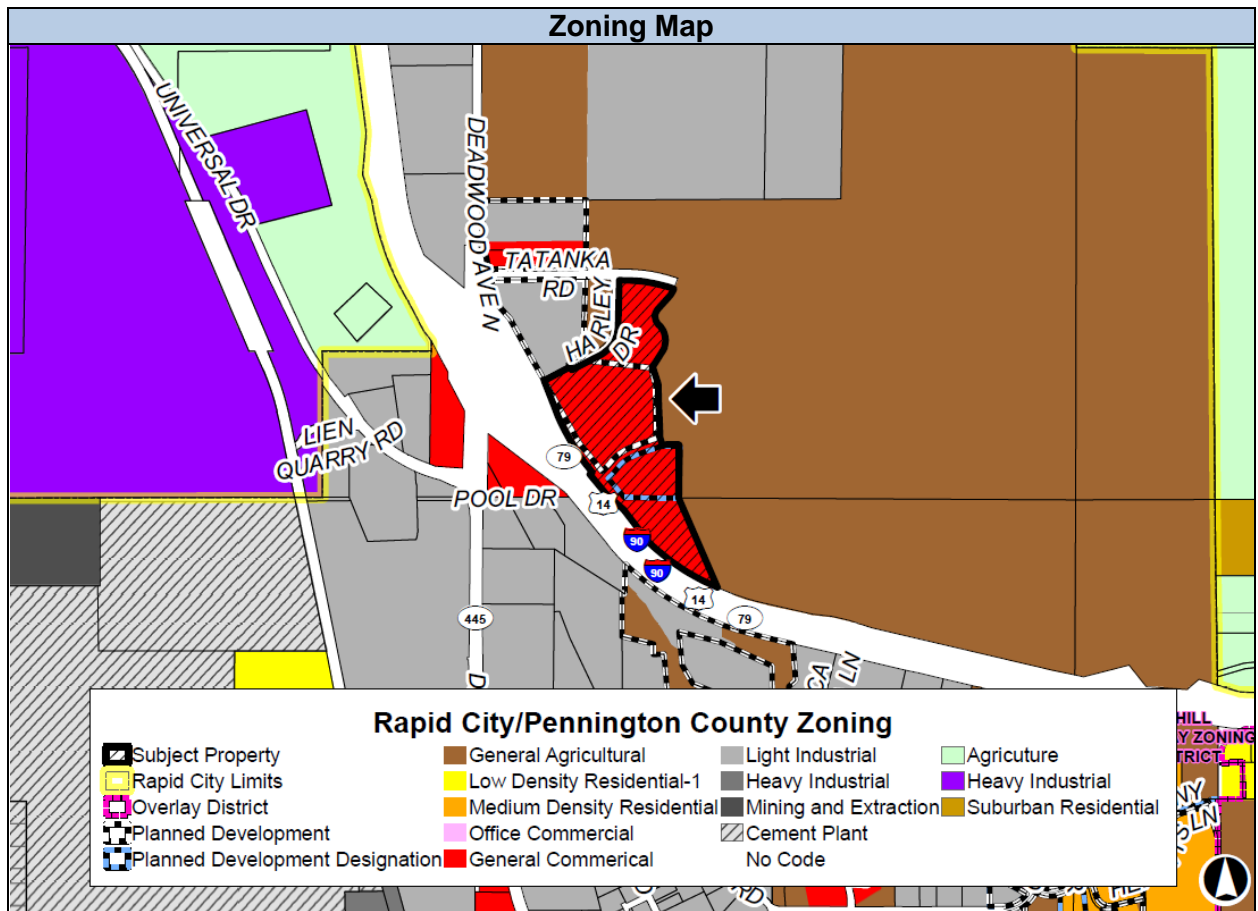


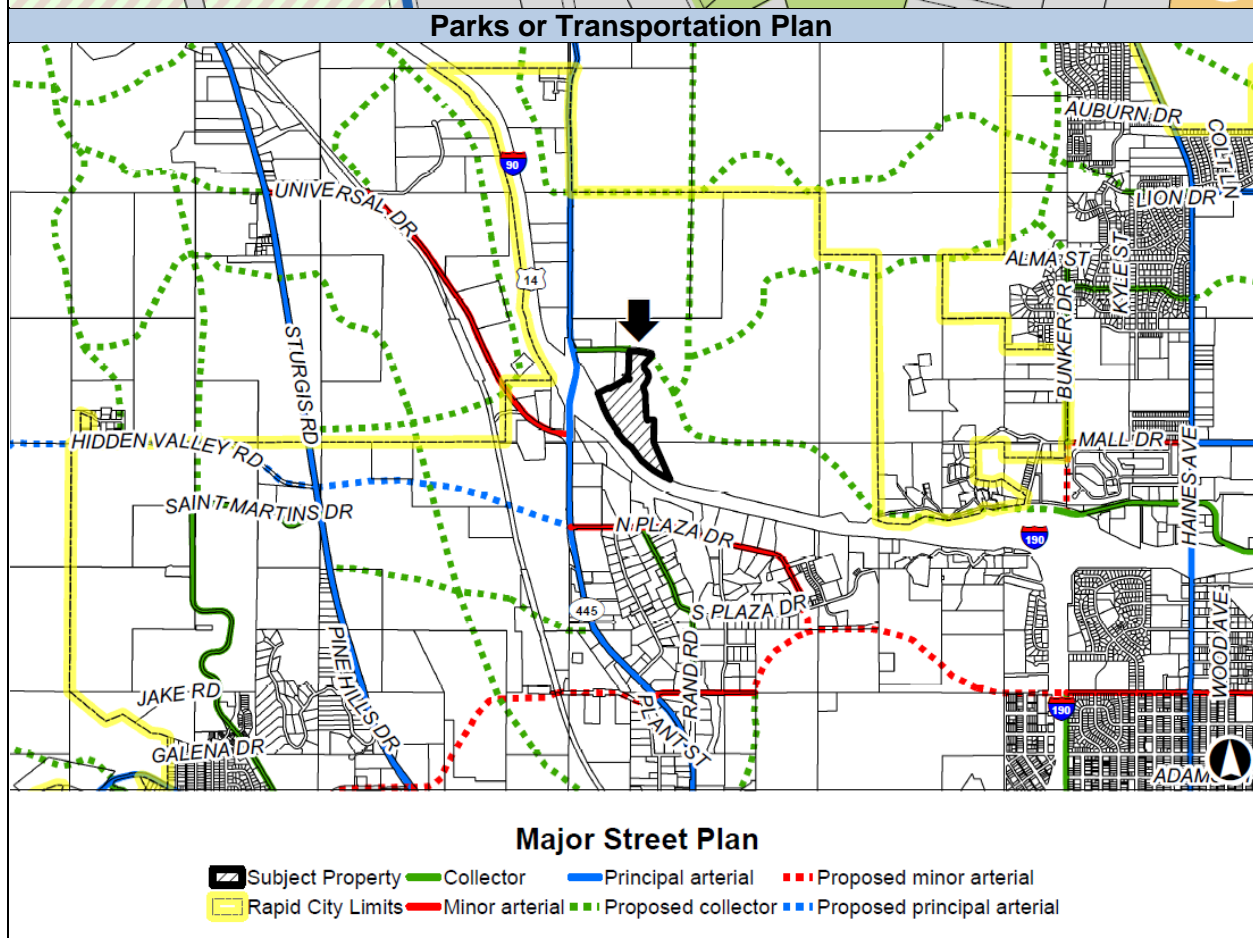
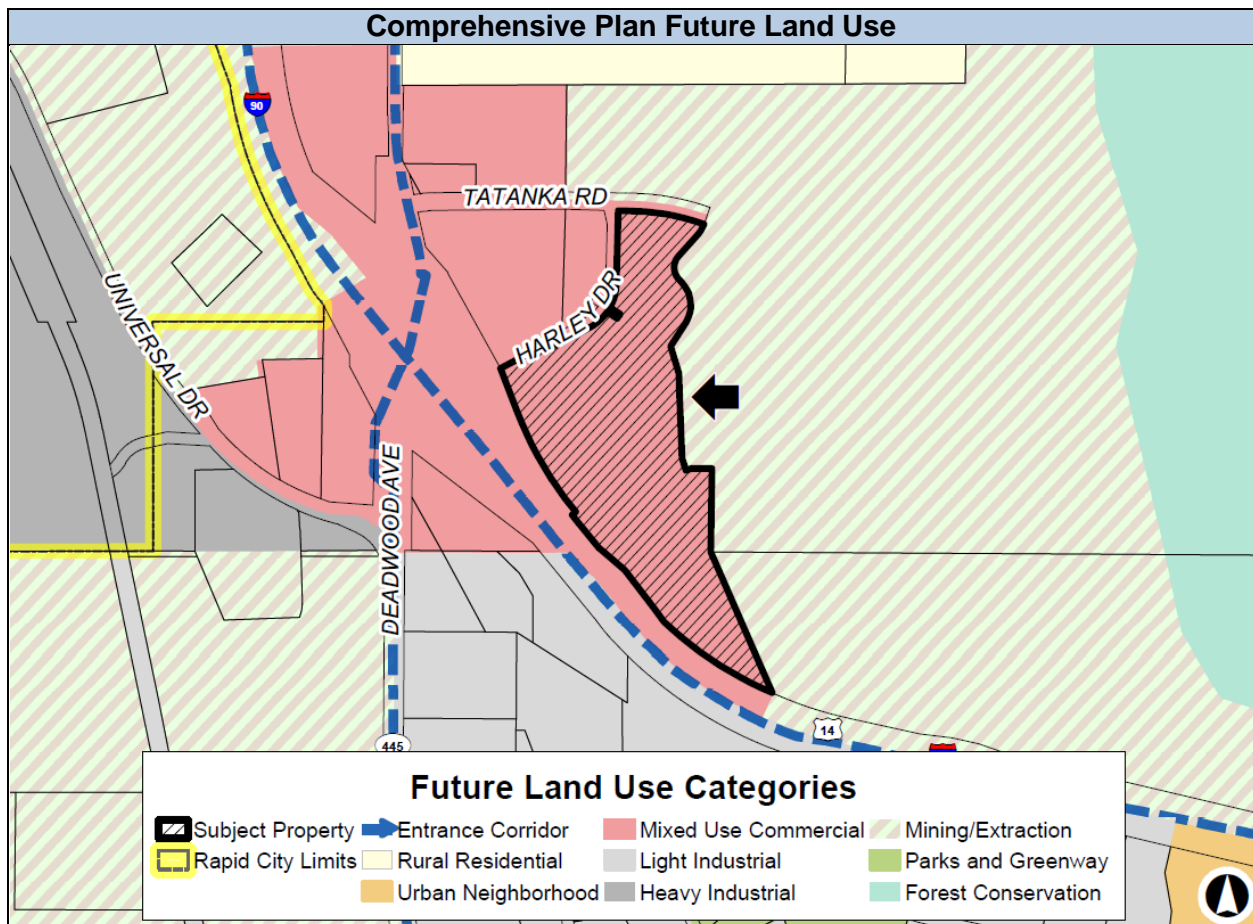
Rapid City Planning Commission

Planned Development Overlay Project Report

January 9, 2025

Item #9			
Applicant Request(s)			
Case #24PD027 – Major Amendment to a Planned Development Overlay to allow a storage building			
Companion Case(s) – None			
Development Review Team Recommendation(s)			
Staff recommends approval of the Major Amendment to a Planned Development Overlay to allow a storage building with the stipulations noted at the end of this report.			
Project Summary Brief			
The applicant has submitted a Major Amendment to a Planned Development Overlay to allow a storage building on the property located at 2820 Harley Drive in the General Commercial District (GC) with a Planned Development Overlay (File #14PD002). The property is comprised of 36.26 acres and currently contains the Black Hills Harley-Davidson retail and service store and a detached storage building.			
On April 24, 2014, the Planning Commission approved a Major Amendment to a Planned Development Overlay (File #14PD002) with stipulations to expand the existing commercial business on the subject property. The applicant is proposing to construct an additional 8,900-square-foot storage building to be used for receiving and processing retail merchandise for the Black Hills Harley-Davidson store located on the subject property. Per Rapid City Municipal Code §17.18.030.17, wholesale and distribution centers exceeding 5,000 square feet for storage of wares to be wholesaled or distributed are a conditional use in the GC District. As such, in accordance with the stipulations of approval for 14PD002, a Major Amendment to the Planned Development Overlay is required to allow the additional 8,900-square-foot storage building, as it exceeds the maximum 5,000 square feet allowed as a permitted use.			
Applicant Information		Development Review Team Contacts	
Applicant:	Chamberlin Architects	Planner:	Cassie Hayes
Property Owner:	EP TF Realty SD LLC	Engineer:	Dan Kools
Project Planner:	N/A	Fire District:	Chip Premus
Architect:	Chamberlin Architects	School District:	Coy Sasse
Engineer:	FMG Engineering	Water/Sewer:	City of Rapid City
Surveyor:	FMG Engineering	DOT:	Brandon Soulek
Subject Property Information			
Address/Location	2820 Harley Drive		
Neighborhood	Deadwood Avenue		
Subdivision	Harley-Davidson		
Land Area	36.26 acres		
Existing Buildings	Retail / service building and storage building		
Topography	Rolling hills		
Access	Harley Drive		
Water / Sewer	City of Rapid City		
Electric/Gas Provider	Black Hills Energy / Montana-Dakota Utilities		
Floodplain	None		
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC with PD	MUC	Motorcycle Retail & Service
Adjacent North	GAD	ME	Undeveloped
Adjacent South	LI / GC	LI / MUC	Commercial / Industrial
Adjacent East	GAD	ME	Undeveloped
Adjacent West	GAD / LI	MUC	Commercial / Industrial

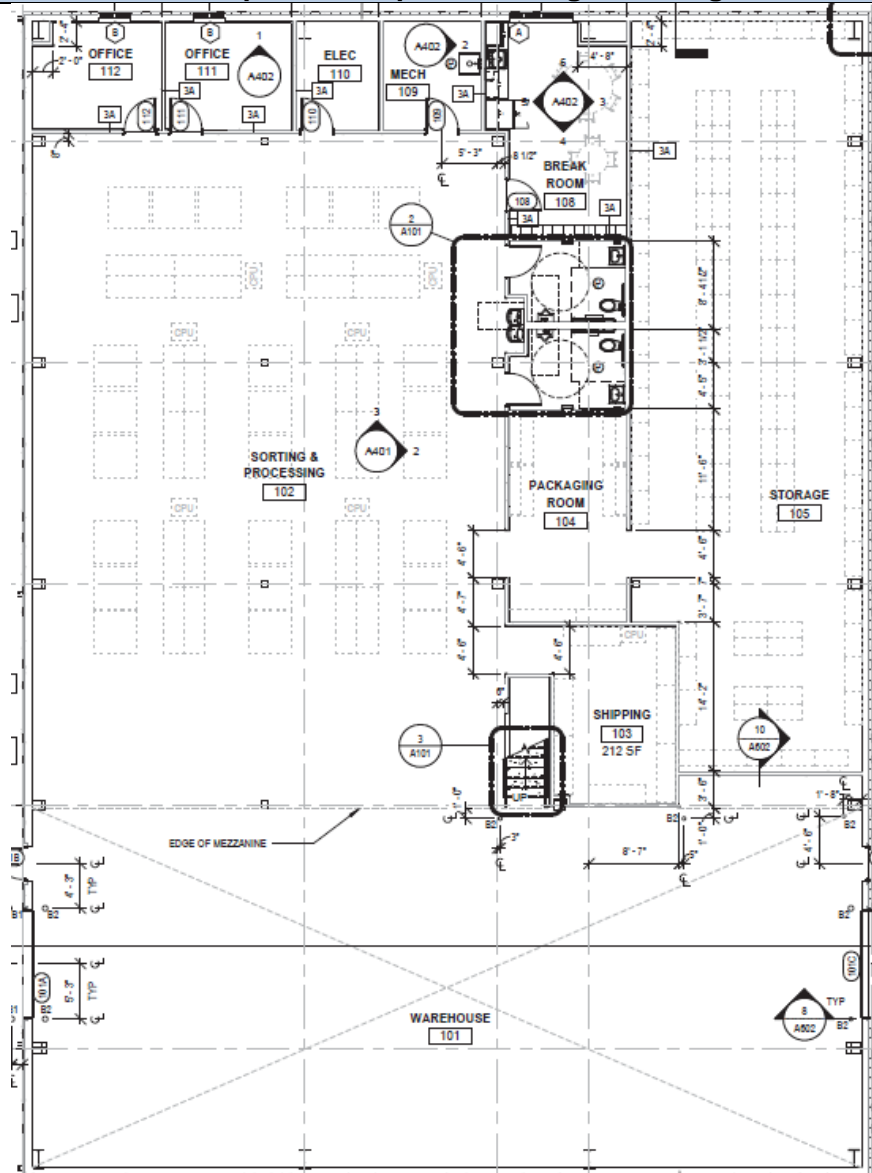




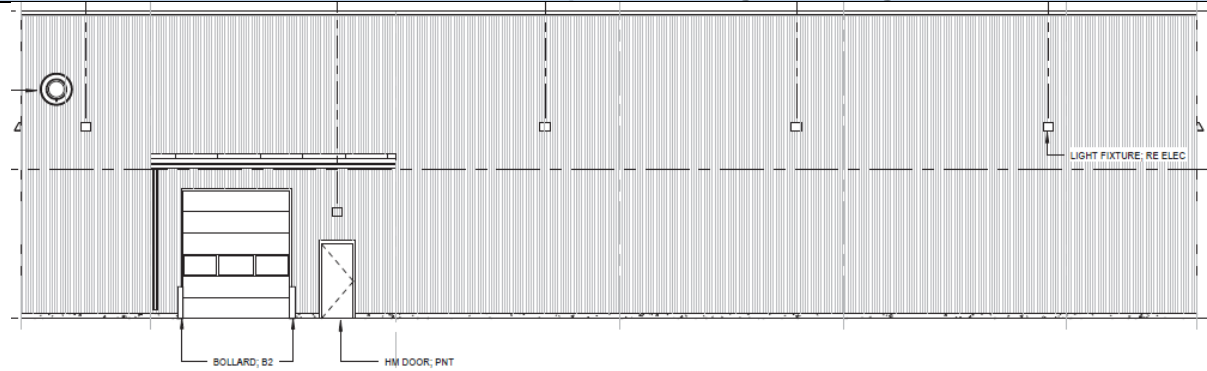
Site Plan



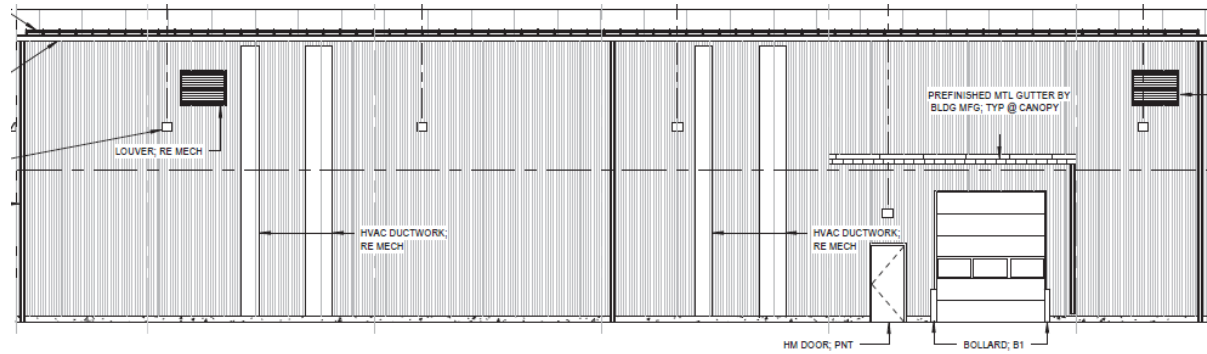
Floorplan of Proposed Storage Building



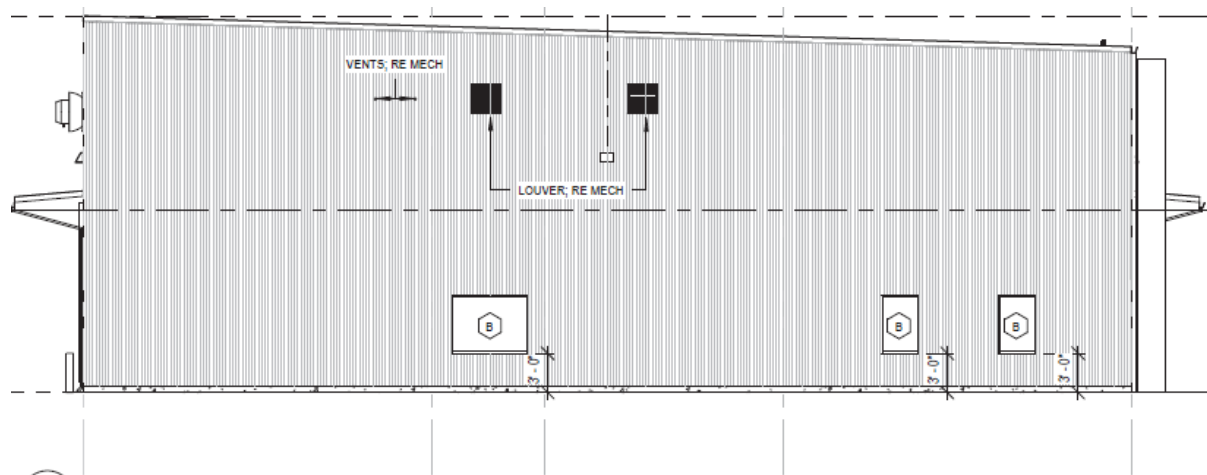
Elevations of Proposed Storage Building



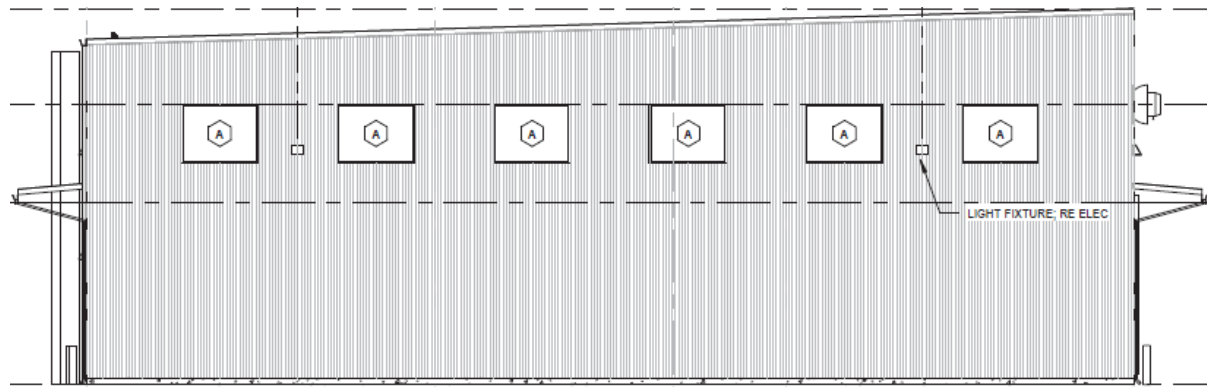
NORTH ELEVATION - NEW WAREHOUSE



SOUTH ELEVATION - NEW WAREHOUSE



2 WEST ELEVATION - NEW WAREHOUSE



4 EAST ELEVATION - NEW WAREHOUSE

Relevant Case History			
Case/File#	Date	Request	Action
14PD002A	11/04/2024	Minimal Amendment to Major Amendment to a Planned Development to expand the existing commercial business	Administratively denied
14PD002	04/24/2014	Major Amendment to a Planned Development to expand the existing commercial business	Planning Commission approved
13RZ010	07/01/2013	Rezone from No Use to General Commercial District	City Council approved
13RZ008 & 13RZ009	07/01/2013	Rezone from General Agriculture District to General Commercial District	City Council approved
04PD035A	05/02/2013	Minimal Amendment to a Planned Commercial Development to relocate a storage building	Administratively approved
11PL070	12/20/2011	Final Plat	Administratively approved
11PL051	12/19/2011	Preliminary Plat	City Council approved
11SV018	12/19/2011	Variance to the Subdivision Regulations	City Council approved
04PD035	07/08/2004	Major Amendment to a Planned Commercial Development to expand the On-Sale Liquor Establishment	Planning Commission approved
03PD034	07/24/2003	Major Amendment to a Planned Commercial Development to allow an On-Sale Liquor Establishment	Planning Commission approved
02PD022	06/06/2002	Planned Commercial Development - Initial and Final Development Plan	Planning Commission approved
02AN008	12/02/2002	Annexation	City Council approved
01AN017	10/15/2001	Annexation	City Council approved
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		No requirement	Existing: 36.26 acres
Lot Frontage		No requirement	Existing: ~ 490 feet along Tatanka Road, ~ 975 feet along Harley Drive
Maximum Building Heights		4 stories or 45 feet	28.5 feet
Maximum Density		75%	4%
Minimum Building Setback:			
• North (Side)		No requirement	> 100 feet
• South (Side)		No requirement	> 100 feet
• East (Rear)		No requirement	> 100 feet
• West (Front)		25 feet	72 feet
Minimum Landscape Requirements:			
• Landscape points		541,728 per 14PD002	1,113,400
• Landscape islands		Legal non-conforming	No change
Minimum Open Space Requirements:		No requirement	No change
Minimum Parking Requirements:			
• Total parking spaces		243	433
• ADA spaces		7, 1 van-accessible	13, 5 van-accessible
Signage		Per RCMC §17.50.080	None
Fencing		Per RCMC §17.50.340	None








Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Rapid City Municipal Code Section 17.50.050.F.5, the Planning Commission shall consider the following criteria for a Major Amendment to 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:	There are no unique conditions due to size, shape, or topography that would limit the proposed development on the subject property. The subject property is comprised of 36.26 acres and the location of the proposed storage building is topographically flat.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The Major Amendment to a Planned Development Overlay serves as a tool to review the compatibility of the proposed use with the surrounding development and land uses. The application of the Rapid City Municipal Code (RCMC) 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:	No Exceptions are being requested as part of this Major Amendment to a Planned Development Overlay request.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	<p>A review of the proposed use through a Major Amendment to the Planned Development Overlay serves as a land-use tool to ensure regulations of the zoning district and the RCMC are met.</p> <p>The applicant is proposing to construct an 8,900-square-foot detached storage building to be used for receiving and processing retail merchandise for the Black Hills Harley-Davidson business located on the subject property. RCMC §17.18.030.17 lists wholesale and distribution centers exceeding 5,000 square feet for storage of wares to be wholesaled or distributed as a conditional use in the General Commercial District. As such, a Major Amendment to the Planned Development Overlay is required to allow the proposed storage building, as it exceeds the maximum permitted 5,000 square feet. This process does not deprive the applicant of the rights that others in the same district are allowed.</p>
5. Any adverse impacts will be reasonably mitigated:	<p>The stipulations of approval of this Major Amendment to a Planned Development Overlay will serve to reasonably mitigate any adverse impacts.</p> <p><u>Proposed Storage Building:</u> The proposed storage building measures 8,900 square feet in size and will be located slightly northwest of the existing storage building on the subject property. Per the applicant, the proposed building will be used for receiving and processing retail merchandise to be sold on-site.</p> <p><u>Parking:</u> The previously approved Major Amendment to a Planned Development Overlay (File #14PD002) required 234 parking spaces be provided on the subject property for the existing uses, including 7 ADA accessible spaces with 1 being van-accessible. There are 422 existing parking spaces provided, including 12 ADA accessible spaces with 4 being van-accessible.</p>

	<p>The proposed storage building requires 11 additional parking spaces, including 1 ADA van-accessible space. The applicant's submitted site plan indicates the required number of parking spaces will be provided. The applicant should be apprised that the access aisle for the ADA van-accessible space is shown to be on the driver's left-hand side. Upon submittal of a Building Permit, the access aisle must be moved to the driver's right-hand side as it would be parked in the space, in accordance with RCMC §17.50.270.H.6.b.</p> <p><u>Landscaping:</u> The previously approved Major Amendment to the Planned Development Overlay (File #14PD002) required a minimum of 541,728 landscaping points be provided on the subject property. The existing landscaping exceeds this requirement. The applicant's submitted site plan indicates that an additional 500 square yards of turf will be installed northwest of the proposed storage building.</p> <p><u>Existing Storage Building:</u> The existing 9,000-square-foot storage building located on the subject property was built in 1982, per Department of Equalization records, and annexed into City limits in 2001 (File #01AN017) and is, therefore, legal non-conforming.</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:	As previously noted, no Exceptions are being requested as part of this Major Amendment to a Planned Development Overlay request.

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Rapid City Municipal Code Section 17.54.030.E, the Planning Commission shall consider the following criteria in a request for a Conditional Use Permit:	
Criteria	Findings
1. The location, character, and natural features of the property;	The property is comprised of 36.26 acres located in a commercial/industrial area. The property is currently developed with the Black Hills Harley-Davidson retail and service store and a detached storage building.
2. The location, character, and design of adjacent buildings;	<p>Developed properties in the area are zoned General Commercial District and Light Industrial District. Undeveloped properties in the area are zoned General Agriculture District. The properties to the west are developed with an equipment business and a parking lot. The properties to the south across Interstate 90 are developed with a variety of commercial and industrial uses. The properties to the east and north are undeveloped.</p> <p>The proposed storage building will be constructed with a metal exterior, sloped roof, and an overhead door on both the north and south sides of the building. The storage building will be centrally located on the large 36.26-acre parcel. With the surrounding area being predominately commercial and industrial in both zoning and structural development, the character of the proposed use is generally in harmony with the surrounding area.</p>

Criteria	Findings
3. Proposed fencing, screening, and landscaping;	No fencing or screening is required or proposed as part of this request. As previously noted, the applicant's submitted site plan indicates that an additional 500 square yards of turf will be installed northwest of the proposed storage building.
4. Proposed vegetations, topography, and natural drainage;	Grading and drainage improvements will be required and performed as part of the Building Permit for the proposed storage building.
Criteria	Findings
5. Proposed pedestrian and vehicular access, circulation, and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons;	As previously noted, the proposed storage building requires 11 parking spaces, including 1 ADA van-accessible space. The applicant's submitted site plan indicates the required number of parking spaces will be provided. There is sufficient area for loading/unloading around the building. All parking requirements are met and sidewalks are provided for pedestrian circulation.
6. Existing traffic and traffic to be generated by the proposed use;	Transportation Planning staff has noted that the proposed use generates no significant increase in trip generation and no transportation impacts.
7. Proposed signs and lighting;	No signage is proposed with this request. The submitted elevation drawings indicate that exterior light fixtures will be installed on the proposed storage building. The applicant should be apprised that all outdoor lighting must be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way or create a nuisance.
8. The availability of public utilities and services;	The property is serviced by Rapid City water and sewer. No concerns with the utility capacity have been indicated. The Fire Department has noted that the proposed building must have a fire sprinkler system installed, which will be required as part of the Building Permit.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein;	The Future Land Use Plan identifies the property as appropriate for mixed-used commercial development. Surrounding properties are developed with commercial and light industrial uses. The proposed storage building meets the objectives of the adopted comprehensive plan and the purposes of the ordinance.
10. The overall density, yard, height, and other requirements of the zone in which it is located;	The proposed storage building meets the lot coverage, setbacks, and height requirements for the General Commercial District.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks, and orientation;	It does not appear that the proposed storage building will create amounts of noise, odor, smoke, dust, air, or water pollution that necessitate mitigating measures.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses.	This Major Amendment to a Planned Development Overlay and the subsequent Building Permit will serve as the tools to adequately mitigate any potential adverse impacts of the proposed use. Based on the criteria for a Conditional Use within a Planned Development, it appears that the proposed storage building is an appropriate addition to the property and in harmony with development in the surrounding area.

<p>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</p> <p>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:</p>

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
BPG-3.1A	Balanced Uses: The geographic location of the property supports the goal of distributing commercial uses across the City.
	A Vibrant, Livable Community
N/A	
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: Access to the subject property is from Harley Drive via Tatanka Road, which are classified as a Local Street and a Collector Street, respectively, per the Infrastructure Design Criteria Manual and the City's Major Street Plan. Tatanka Road connects to Deadwood Avenue N, which is classified as a Principal Arterial Street on the City's Major Street Plan.
	Economic Stability and Growth
EC-1.3B	Business Expansion Resources: The proposed use will allow for the expansion of the existing business.
	Outstanding Recreational and Cultural Opportunities
N/A	
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a 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 Major Amendment to a Planned Development Overlay will be 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:	
GDP-MU1	Relationship of Uses: The proposed use fosters the horizontal expansion of an established business within the community.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Deadwood Avenue
Neighborhood Goal/Policy:	
DA-NA1.1B	Mixed-Use Development: The proposed addition of a storage building supports the goal of encouraging mixed-used development near the intersection of Interstate 90 and Deadwood Avenue, which is identified as a major intersection in the Deadwood Avenue Neighborhood Area.

Findings	
Staff has reviewed the Major Amendment to a Planned Development Overlay pursuant to Rapid City Municipal Code Section 17.50.050.F and Section 17.54.030.E and the goals, policies, and objectives of the adopted Comprehensive Plan. Staff finds that the request to construct a storage building on the subject property is generally in harmony with the Rapid City Municipal Code and the adopted Comprehensive Plan.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Major Amendment to a Planned Development Overlay to allow a storage building with the following stipulations:	
1.	Upon submittal of a Building Permit, the site plan shall be revised to show the access aisle for the ADA van-accessible parking space to be on the driver's right-hand side as it would be parked in the space in accordance with Rapid City Municipal Code §17.50.270.H.6.b;
2.	A minimum of 541,728 landscaping points shall continue to be provided on the subject property. Landscaping shall comply with Rapid City Municipal Code §17.50.300 and shall be continually maintained in a live vegetative state and replaced as necessary;
3.	A minimum of 243 parking spaces shall be provided on the subject property and at least 7 of the parking spaces shall be ADA accessible. At least 1 of the ADA accessible spaces shall be van-accessible. All parking shall be in compliance with Rapid City Municipal Code §17.50.270;
4.	<p>This Major Amendment to a Planned Development Overlay shall allow for the following uses on the subject property:</p> <ul style="list-style-type: none"> • The existing Harley-Davidson dealership/service center and detached storage building; • The existing accessory motorcycle training course, which shall not be used as a racetrack; • The existing on-sale liquor establishment with additional retail for temporary special events; and, • The construction of an additional 8,900-square-foot storage building to be used for receiving and processing retail merchandise. <p>Any expansion of the on-sale liquor use shall require review and approval of a Major Amendment to the Planned Development Overlay. Any change in use or expansion of use that is permitted in the General Commercial District shall require the review and approval of a Minimal Amendment to the Planned Development Overlay. Any change in use or expansion of use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Planned Development Overlay.</p>

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 # 24PD027	Major Amendment to a Planned Development Overlay to allow a storage building
Companion Case(s) #	None
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 Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
5.	ADA accessibility shall be maintained throughout the 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 Major Amendment to a 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.