



Rapid City Planning Commission

Planned Development Overlay Project Report

November 23, 2016

Item #13
Applicant Request(s)
Case # 16PD056 – Major Amendment to a Planned Development to expand an industrial use Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below.

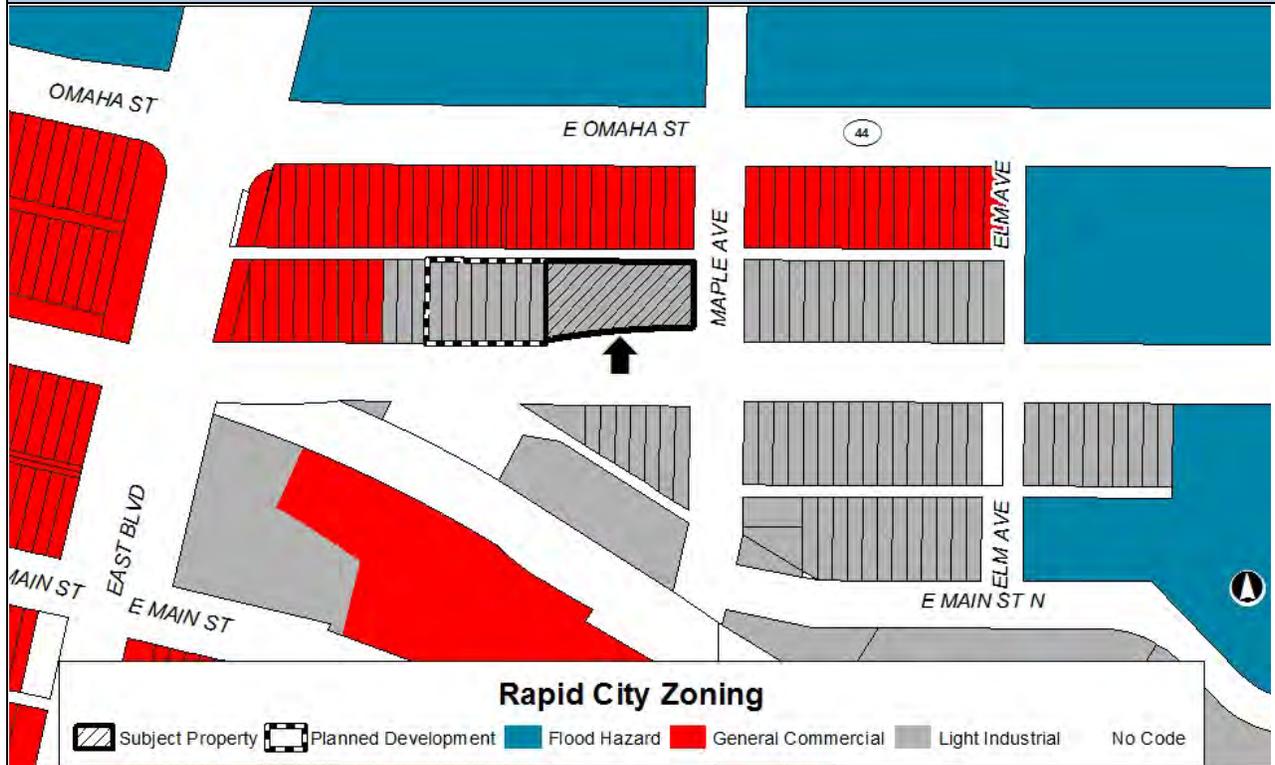
Project Summary Brief	
<p>The applicant has submitted a Major Amendment to a Planned Development to construct a 2,910 square foot addition onto an existing 14,428 square foot industrial structure located at 317 Maple Avenue. In particular, the property is the location of Crescent Electric Supply Company which is proposing additional warehouse space and a truck loading dock. The Planning Commission previously approved a Final Planned Development to construct a 5,033 square foot addition. The applicant is proposing to reduce the size of the proposed expansion. The applicant is requesting the following Exceptions: an Exception to allow a maximum lot coverage of 92% in lieu of 75%, an Exception to reduce the minimum required parking from 19 parking spaces to “0” parking spaces, an Exception to reduce the minimum required landscaping from 12,912 points to 7,525 points, an Exception to reduce the minimum required rear yard setback from 25 feet to 20 feet, and an Exception to reduce the minimum required side yard setback from 25 feet to 16.6 feet.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Crescent Electric Supply Company	Planner: Fletcher Lacock
Property Owner: Crescent Realty Corporation	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Sperlich Consulting, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	317 Maple Avenue
Neighborhood	Downtown / Skyline Drive
Subdivision	Simmons Subdivision
Land Area	0.69 acres (Approximately 30,056 square feet)
Existing Buildings	14,428 square feet
Topography	Relatively flat
Access	Maple Avenue
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain protected by levee

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	MUC	Crescent Electric Supply Company
Adjacent North	GC	MUC – Revitalization Corridor	Gas station and retail store
Adjacent South	LI	MUC	Freeman’s Electric Service
Adjacent East	LI	MUC	Industrial office/warehouse
Adjacent West	LI	MUC	Parking and storage

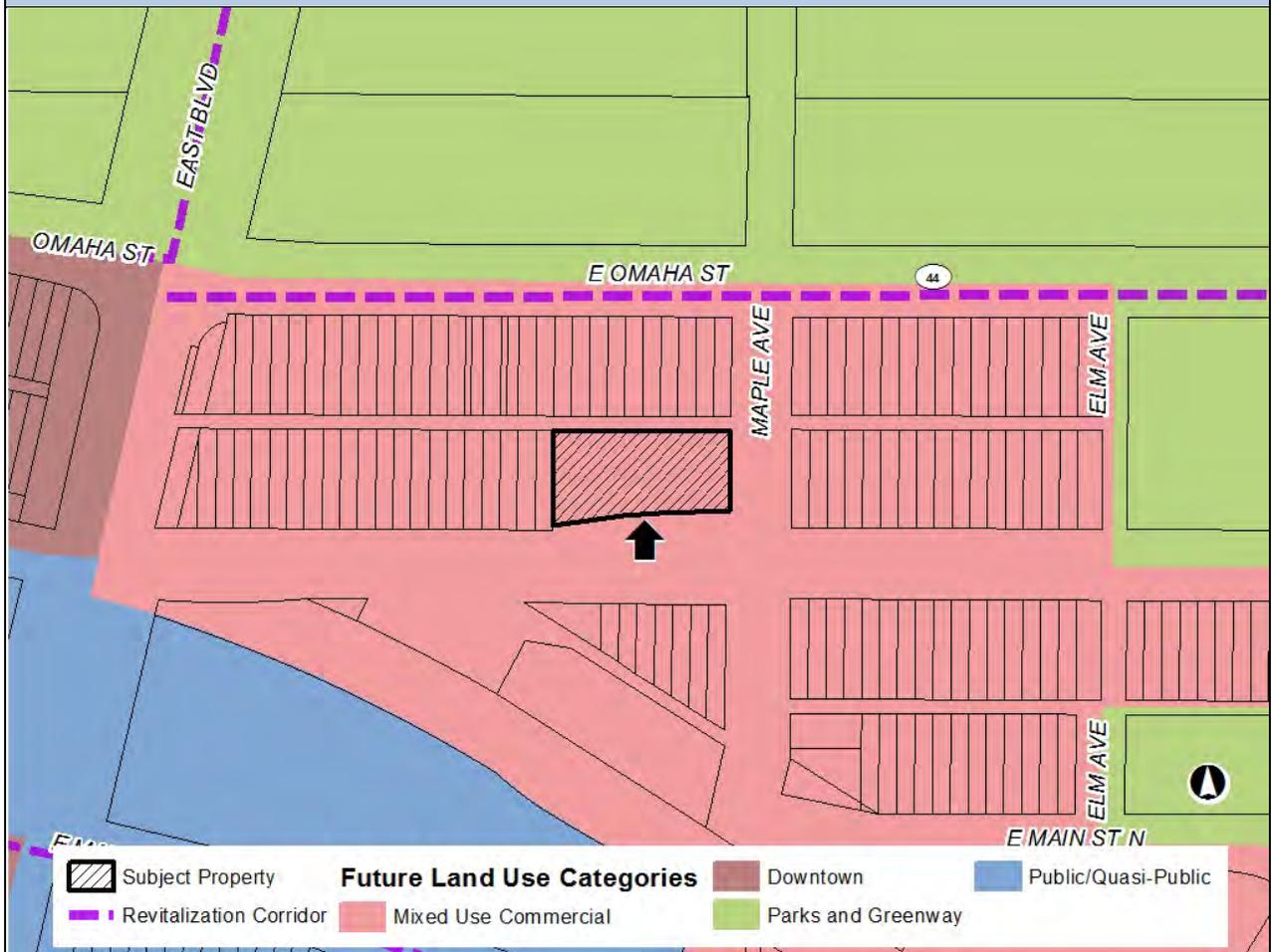
Zoning Map



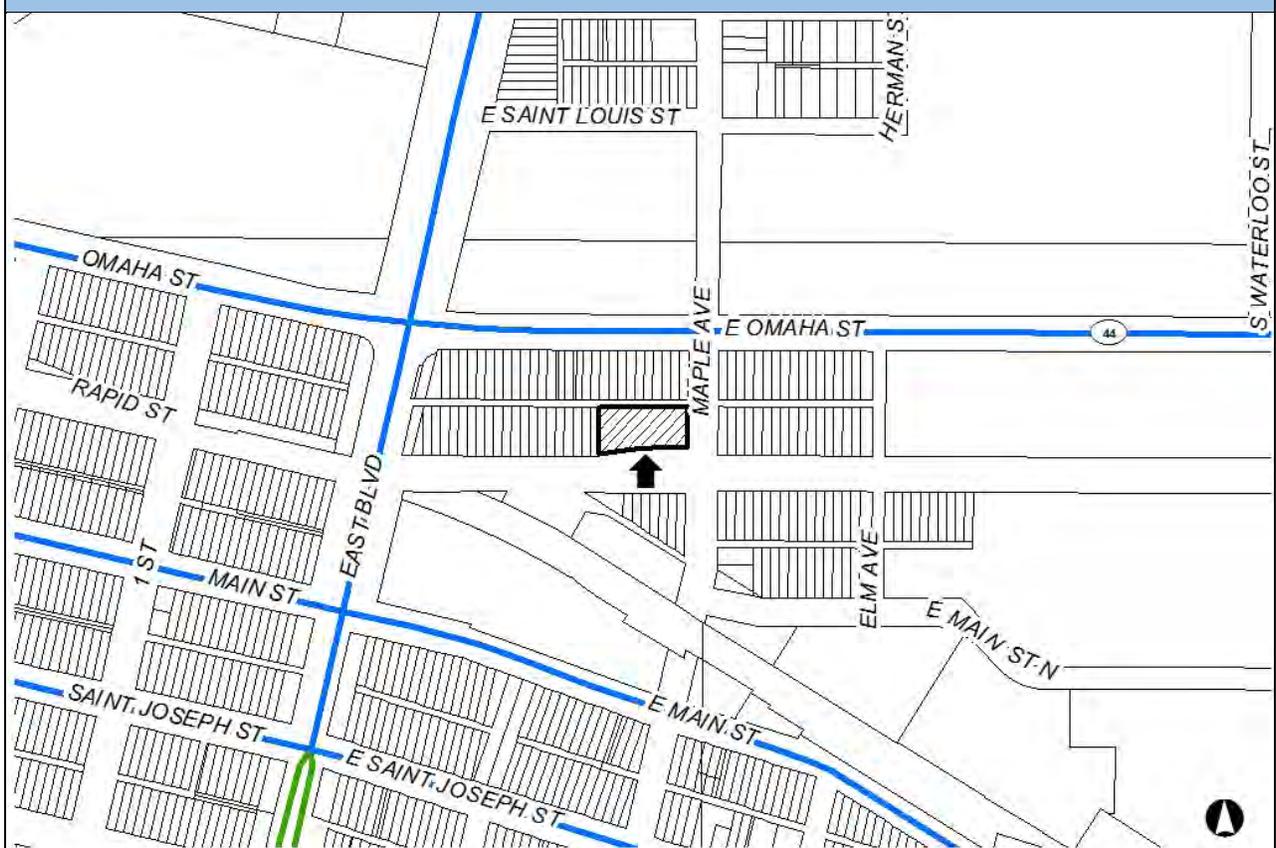
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
16PD023	5/26/2016	Final Planned Development to expand an industrial structure	Planning Commission approved
Relevant Zoning District Regulations			
Light Industrial District		Required	Proposed
Lot Area		20,000 square feet	30,056 square feet
Lot Width		N/A	N/A
Maximum Building Heights		4 stories or 45 feet	34 feet
Maximum Density		75%	Requesting an Exception to allow 92%
Minimum Building Setback:			
• Front		25 feet	Existing 19 feet
• Rear		25 feet	Requesting Exception to reduce the rear yard setback from 25 feet to 20 feet
• Side		25 feet	Requesting an Exception to reduce the side yard setback to 16.6 feet from the north property line / Existing "0" foot setback from south property line
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		12,912	Requesting an Exception to reduce to 7,525
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		19	"0"
• # of ADA spaces		1	1
Signage		As per Chapter 17.50.080(S)3.a	No new signage proposed
Fencing		8 feet	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 an Final 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 property is comprised of approximately 30,231 square feet of land zoned Light Industrial District. The current structure located on the property is currently non-conforming to landscaping, setbacks, and lot coverage. The applicant is proposing to construct a 2,910 square foot warehouse addition with a truck loading dock. The previously approved Final Planned Development Overlay was for a 5,033 square foot addition. The applicant is proposing to amend the Final Planned Development to construct a smaller addition than was previously proposed.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The structure located on the property is non-conforming to setbacks, landscaping, and lot coverage. The proposed loading dock addition will relocate truck traffic from the alley and the proposed landscaping adds pervious area that was previously lacking. The proposed expansion would not be allowed without the granting of Exceptions.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the	The applicant is requesting a total of five Exceptions. The applicant is requesting an Exception to reduce the minimum required parking from 19 parking spaces to "0"

public good or impair the purposes and intent of these regulations:

parking spaces. The site plan identifies 12 parking spaces for the use; however, the parking spaces back into Maple Avenue and the alley on the north side. The parking is existing and is legal non-conforming. There is an existing leased gravel parking area in the railroad right-of-way along the south side of the property. The proposed loading dock will remove truck traffic from the alley. The addition of warehouse space creates a minimal increase in parking. For the above reasons, staff recommends that the parking reduction be granted.

The applicant is also requesting an Exception to reduce the minimum required landscaping from 12,912 points to 7,525 points. There is currently no landscaping located on the property. The applicant is proposing to add grass and 20 shrubs along the west side of the property. The addition of any landscaping is an improvement in this area. Staff recommends that the Exception to reduce the landscaping be granted.

In addition, the applicant is requesting an Exception to increase the maximum allowed lot coverage from 75% to 92%. Currently, the property is fully developed with structures, paving, and gravel. The addition of landscaping on the property decreases the lot coverage from 100% to 92%. The addition of landscaped area and the existing conditions on the property support the granting of the Exception to increase the maximum allowed lot coverage.

The fourth Exception request is to reduce the minimum required rear yard setback from 25 feet to 20 feet. The property is located within an industrial corridor. The applicant is proposing to add grass and shrubs along the west property line to provide a buffer between the adjacent lot. In addition, no access is proposed from the rear of the property. For these reasons, staff recommends that the Exception to reduce the minimum required rear yard setback from 25 feet to 20 feet be granted.

The final Exception request is to reduce the minimum required side yard setback from 25 feet to 16.6 feet from the north property line. The proposed loading dock will decrease the setback from 33.5 feet to 16.6 feet along the north property line. The Exception was previously granted for the same setback with the Final Planned Development Overlay for the larger addition. The proposed loading dock will take access from the alley. Currently, trucks block the alley for loading and unloading. The proposed loading dock will remove truck traffic from the alley. For these reasons, staff recommends that the Exception be granted to reduce the minimum required side yard setback from 25 feet to 16.6 feet for the loading dock.

4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The property is zoned Light Industrial District. An electric supply company is a permitted use.
5. Any adverse impacts will be reasonably mitigated:	The proposed expansion will provide an improvement to the aesthetics of the property. New landscaping will be provided and truck traffic will no longer block the alley.
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 shown above, the proposed addition to the structure and landscaping will enhance the appearance of the property and will achieve the objectives of the standards to be modified.

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
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
LC-1.1E	Context-Sensitive Design: The proposed expansion to the industrial structure will enhance the aesthetics of the area by removing truck traffic loading and unloading to a secure location and providing landscaped features.
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
EC-1.3A	Local Business Support: Crescent Electric Supply Company has been at its current location since 1948. The proposed expansion will improve the conditions of the property.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to the Planned Development Overlay requires that public notice be advertized 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:	
GDP-MU1	Relationship of Uses: The property is located in an industrial corridor along the railroad between Omaha Street and Main Street which are established commercial corridors. The proposed expansion will improve the appearance of the property and improve the aesthetics of the area.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown / Skyline Drive
Neighborhood Goal/Policy:	
DSD-NA1.1D	Reinvestment Corridors: The property is located south of Omaha Street and north of Main Street which are both identified as Reinvestment Corridors. The proposed improvements to the property will enhance the appearance of the property and the area.

Findings	
Staff has reviewed the Major Amendment to a Planned Development to expand an industrial 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. In particular, the proposed expansion will enhance the appearance and is an improvement over the current state of the property by removing truck loading and unloading from the alley and providing landscaping. The Comprehensive Plan supports the reinvestment and revitalization of this area.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development to expand an industrial structure be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the minimum required parking from 26 parking spaces to “0” parking spaces;
2.	An Exception is hereby granted to reduce the minimum required side yard setback from 25 feet to 16.6 feet along the north lot line;
3.	An Exception is hereby granted to reduce the minimum required rear yard setback from 25 feet to 20 feet along the west lot line;
4.	An Exception is hereby granted to increase the maximum allowed lot coverage from 75% to 92%;
5.	An Exception is hereby granted to reduce the minimum required landscaping from 12,912 points to 7,525 points;
6.	Upon submittal of a Building Permit, the site plan shall be revised to show the location of power located in the alley along the north property line;
7.	The Major Amendment to the Planned Development shall allow for a 2,910 square foot warehouse and loading dock addition. Permitted uses within the Light Industrial District that do not increase the minimum required parking shall be allowed with a Building Permit. Any conditional use 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 # 16PD056	Major Amendment to the Planned Development to expand an industrial use
Companion Case(s) #	N/A
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.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment to the Planned Development;
6.	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; and,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.