



# Rapid City Planning Commission

## Planned Development Project Report

January 5, 2017

<b>Item 13</b>
<b>Applicant Request(s)</b>
Case # 16PD063, a Final Planned Development to allow a mixed-use development
Companion Case(s) #: N/A

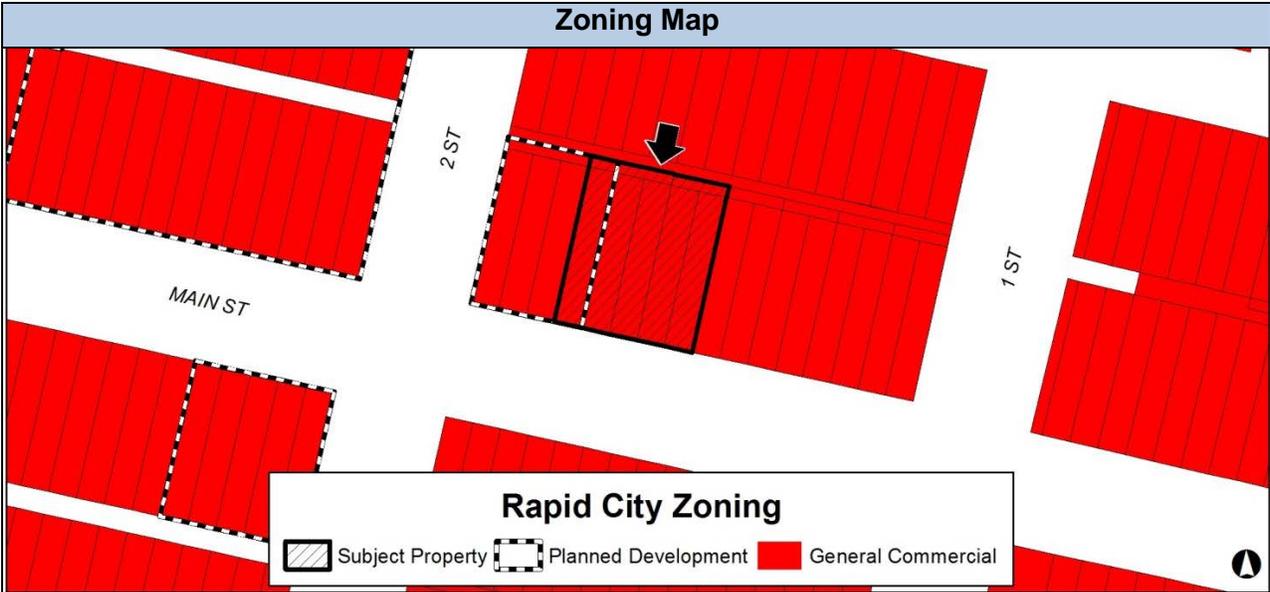
<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Final Planned Development to allow a mixed use development be approved with the stipulations noted below.

<b>Project Summary Brief</b>
<p>The applicant has submitted this Final Planned Development to allow a mixed-use development comprised of commercial and residential space to be located on approximately 0.45 acres of property zoned General Commercial District. The existing property, located at 118 Main Street is developed with a mix of commercial and office space. The applicant is proposing to convert the existing structure into a total of eight dwelling units and 1,400 square feet of commercial space. The applicant has requested a number of Exceptions as a part of this request:</p> <ul style="list-style-type: none"> <li>• An exception to reduce the required amount of off-street parking.</li> <li>• An exception to reduce the required amount of landscaping.</li> <li>• An exception to reduce the required front yard setback.</li> </ul> <p>In addition, the applicant is proposing to provide primary access via the vacated alley right-of-way located on the north side of the property. The applicant should note that an access easement will be required for any access located in the vacated alley.</p>

<b>Development Review Team Contacts</b>	
Applicant: Eric Monroe, TSP, Inc.	Planner: Robert Laroco
Property Owner: 118 Main Street, LLC	Engineer: Nicole Lecy
Architect: TSP, Inc.	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	118 Main Street, 75 ft northeast of the intersection of Main Street and 2 <sup>nd</sup> Street
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Original Township of Rapid City
Land Area	0.45 acres, approximately 19,602 sq ft
Existing Buildings	Existing commercial/retail structure
Topography	Level
Access	Currently Main Street. Proposed access is from vacated alley right-of-way north of the property
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/Montana Dakota Utilities
Floodplain	None Identified
Other	

Subject Property and Adjacent Property Designations				
	Existing Zoning	Comprehensive Plan		Existing Land Use(s)
Subject Property	GC	Downtown, Corridor	Revitalization	Retail/commercial/services currently vacant
Adjacent North	GC	Downtown, Corridor	Revitalization	Rapid City Journal
Adjacent South	GC	Downtown, Corridor	Revitalization	Existing financial institution
Adjacent East	GC	Downtown, Corridor	Revitalization	Private surface parking
Adjacent West	GC/PD	Downtown, Corridor	Revitalization	Retail/commercial/services currently under construction



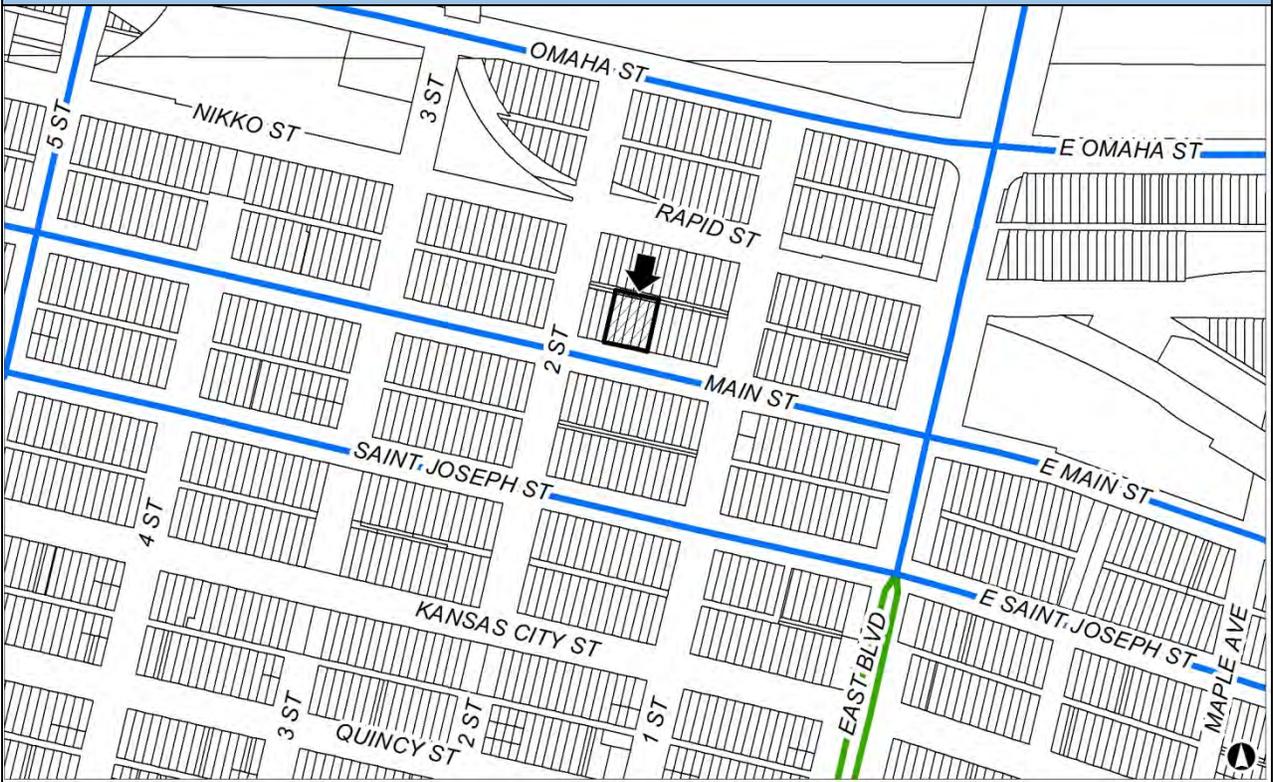
### Comprehensive Plan Future Land Use



### Future Land Use Categories

-  Subject Property
-  Downtown
-  Public/Quasi-Public
-  Revitalization Corridor

### Parks or Transportation Plan



### Major Street Plan

-  Subject Property
-  Collector
-  Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	0.45 acres, approximately 19,602 sq ft	
Lot Frontage	No minimum required	Approximately 125 feet	
Maximum Building Heights	4 stories, 45 ft	2 stories, approximately 20 ft, 8 in	
Maximum Density	75%	Approximately 61.22%	
Minimum Building Setback:			
<ul style="list-style-type: none"> <li>• Front</li> </ul>	25 ft to Main Street	0 ft to existing structure, proposed 16 ft to carport	
<ul style="list-style-type: none"> <li>• Rear</li> </ul>	0 ft to north lot line	0 ft	
<ul style="list-style-type: none"> <li>• Side</li> </ul>	0 ft to west and east lot lines	15 ft, 8 7/8 in to west lot line, 0 feet to east lot line	
<ul style="list-style-type: none"> <li>• Street Side</li> </ul>	N/A	N/A	
Minimum Landscape Requirements:			
<ul style="list-style-type: none"> <li>• # of landscape points</li> </ul>	10,500 points	5,250 points proposed	
<ul style="list-style-type: none"> <li>• # of landscape islands</li> </ul>	N/A	N/A	
Minimum Parking Requirements:			
<ul style="list-style-type: none"> <li>• # of parking spaces</li> </ul>	19 spaces required	15 spaces proposed	
<ul style="list-style-type: none"> <li>• # of ADA spaces</li> </ul>	1 van accessible ADA	1 van accessible ADA	
Signage	Per RCMC	Per RCMC	
Fencing	Per RCMC	6-foot-tall metal screening fence proposed along northwestern lot line	

Planning Commission Criteria and Findings for Approval or Denial	
<p><b>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:</b></p>	
	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 conditions existing on this lot due to size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The applicant is proposing to introduce residential uses on a commercially zoned property, which requires that a Conditional Use Permit be approved for the proposed development. As a part of the request, the applicant is seeking a number of Exceptions to the land area regulations for the General Commercial District. Based on the conditional use proposed and the noted Exceptions, the applicant has submitted this request for a Final Planned Development. The application of the Zoning Ordinance 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	The applicant is proposing a mixed-use development comprised of commercial and residential uses. Submitted plans show that the applicant is proposing a carport

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

structure and a total of 16 parking spaces to be located on the property. The proposed carport is located 16 feet from the southern property line, along Main Street. The General Commercial District requires a minimum 25-foot front yard setback. However, the existing commercial structure located on the site is located 0 feet from the southern property line. As such, the applicant has requested an Exception to reduce the required front yard setback from 25 feet to 0 feet in order to accommodate the existing structure as well as the proposed carport. As a part of submitted plans, the applicant is proposing to eliminate the curb cut and access to the parking lot directly from Main Street. In order to support the proposed reduction in setback, a landscaping buffer should be created to provide a buffer from the parking lot and the street right-of-way. Prior to issuance of a building permit, revised plans must be submitted showing that a landscaping buffer is being provided along the southern property line adjacent to the Main Street right-of-way. The curb cut and all Main Street access must be eliminated. The proposed access to the parking lot is from the previously vacated alley north of the proposed development. While a utility easement has been dedicated in the proposed alley, staff was unable to determine if an access easement has been proposed for the alley. As such, prior to issuance of a building permit, an access easement through the previously vacated alley must be secured and a copy of the recorded access easement must be submitted to Community Planning and Development Services.

Submitted plans show that a total of 10,500 points of landscaping are required for the proposed development. However, based on the need to provide parking for the residential uses, as well as the existing footprint of the building, the applicant is proposing a total of 5,250 points of landscaping for the property. Staff noted during review of the request that in order to provide a visual buffer between the street and the proposed parking lot, additional landscaping should be provided adjacent to the southern property line. The requested Exception to reduce the required amount of landscaping on the property will still allow landscaping to be utilized in a manner that will mitigate potential impacts of the development on the Main Street right-of-way and adjacent uses. As such, the requested reduction in landscaping will not cause undue hardship to the public good and does not impair the intent of the Zoning Ordinance.

Based on the proposed number of residential units as well as the proposed 1,400 square feet of retail space, a minimum of 19 parking spaces are required for the development. Submitted plans show that a total of 15 parking spaces are being provided. The proposed 15 parking spaces are to be for use by residential tenants of

	<p>the building only. The Rapid City Comprehensive Plan identifies this area as appropriate for Downtown development in the future, and the Rapid City Downtown Master Plan identifies a need for a minimum of 350 residential dwelling units in the Downtown corridor in coming years. With the securing of residential parking on the site for the proposed dwelling units, it appears that the requested reduction in parking does not harm the public good and does not harm the intent of the Zoning Ordinance.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;</p>	<p>Based on the applicant's intended plans to introduce residential uses onto the property, to reduce parking and setbacks, and to provide limited landscaping, a Final Planned Development is required. 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>The proposed mixed-use development includes a mix of residential and commercial uses on the site. As a part of this Final Planned Development, the applicant is proposing to secure 15 parking spaces for use by residential tenants of the building, to be located in a carport with a setback of 16 feet from Main Street. In addition, the proposed layout of the site and the proposed parking results in a decrease in the required amount of landscaping to be installed on the property. Based on the location of the property in proximity to the downtown, as well as the abundance of on-street parking available adjacent to or in proximity to the property, it appears that sufficient on-street parking will be available for the commercial uses on the site. Residential parking is being provided. A full landscaping buffer between the residential parking and the Main Street right-of-way will ensure that potential impacts of the parking and the proposed carport will be mitigated to the greatest extent possible. In addition, the existing structure is located 0 feet from the property line and reflects the general character of the area. Potential adverse impacts of the requested reduction in parking, the requested reduction in landscaping, and the requested reduction in setbacks are being reasonably mitigated, provided that an access easement is secured through the vacated alleyway and the landscaping plan is revised to provide a visual buffer to the proposed parking lot.</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 will allow an adaptive reuse of the existing structure with a mix of commercial and residential uses in close proximity to the downtown core. The requested Exceptions are in support of an alternative and innovative design which reasonably achieves the objectives of the Zoning Ordinance and the Rapid City Comprehensive Plan.</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**

	<b>A Balanced Pattern of Growth</b>
BPG-1.2B	<u>Priority Activity Centers for Reinvestment</u> : The proposed development will encourage the continued investment into the Downtown Regional Activity Center and will allow redevelopment of an existing structure while retaining the character of the building and the area.
	<b>A Vibrant, Livable Community</b>
LC-1.1A	<u>Innovative Design</u> : The proposed development introduces a mix of uses into an existing structure, encouraging creativity and flexibility in the redevelopment of this existing neighborhood.
LC-4.1B	<u>Diverse Mix of Uses</u> : The proposed development introduces a mix of uses into the Downtown, which will expand vibrancy and activity east of 5 <sup>th</sup> Street.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
EC-2.1A	<u>Downtown Area Retail and Entertainment</u> : The proposed development expands retail and entertainment options in close proximity to the downtown by providing additional space for development.
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities</u> : The Major Amendment to the Planned Development requires notification of surrounding property owners located 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 Major Amendment.

**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	Downtown, Revitalization Corridor
<b>Design Standards:</b>	
GDP-MU2	<u>Integrated Housing</u> : The proposed development incorporates some new options for housing in a Regional Activity Center and along a principal arterial street on the City's Major Street Plan, an identified Revitalization Corridor, and a major

	commercial corridor of the City, with immediate access to transit, shops, services, and employment opportunities.
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<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Downtown/Skyline Drive Neighborhood
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1B	<u>Regional Activity Center</u> : The proposed development supports the continuing revitalization of the downtown.
DSD-NA1.1C	<u>Mixed Use Development</u> : The proposed development is an adaptive reuse of and existing structure located within a primary corridor of the city and adjacent to the Central Business District.
DSD-NA1.1D	<u>Reinvestment Corridor</u> : The proposed development emphasizes the objective of targeted reinvestment along Reinvestment Corridors, including Main Street.

<b>The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:</b>	
•	The proposed development is an adaptive reuse of an existing structure with a mix of uses which provides future flexibility and creativity on property anticipated to be a part of the Downtown in the future.
•	The requested Exception for parking will still ensure that sufficient parking for proposed residential uses is being provided, while utilizing available on-street parking for commercial uses.
•	The requested Exceptions for setbacks and landscaping reflects the existing character of the neighborhood and will provide additional landscaping to act as a buffer between the proposed structures and parking and the Main Street right-of-way.

<b>Staff recommends that the requested Final Planned Development be approved with the following stipulations:</b>	
1.	The requested Exception to reduce the required front yard setback to Main Street from 25 feet to 0 feet is hereby granted;
2.	The requested Exception to reduce the required parking from 19 spaces to 15 spaces is hereby granted. A minimum of one of the proposed 15 parking spaces shall be a van accessible ADA space. All parking shall comply with the requirements of the Rapid City Municipal Code;
3..	The requested Exception to reduce the required landscaping from 10,500 points to 5,250 points is hereby granted, contingent upon prior to issuance of a building permit, a revised landscaping plan shall be submitted showing that a landscape screening is being provided along the southern property line adjacent to the Main Street right-of-way and the proposed parking lot. The landscaping shall provide a vegetative screening buffer between the street right-of-way and the proposed parking lot;
4.	Prior to issuance of a building permit, an access easement securing access to the parking lot through the previously vacated alley shall be completed and recorded at the Pennington County Register of Deeds. A copy of the recorded access easement shall be submitted to Community Planning and Development Services;
5.	Prior to issuance of a building permit, the applicant shall confirm that the existing alleyway is sufficient to allow for two-way access and constructed to minimum alleyway design standards, or provide construction plans to meet minimum design standards;
6.	Prior to issuance of a building permit, revised, final construction plans signed and sealed by a registered professional per SDCL 36-18A shall be submitted. In particular, construction plans shall show signage and striping for one-way traffic in the parking lot; removal of the existing approach onto Main Street and striping for 60-degree, on-street parking in compliance with the Rapid City Standard Details; confirmation of any conflicts

	between the proposed carport with any existing utilities and/or easements; typical concrete pavement section for all proposed concrete paving; site drainage, storm water quality, and grading plans and reports; and confirmation of the location and size of existing utility services, including a determination that existing services are adequate to service the proposed development. If services are not sufficient, revised plans must include new water services which are adequate to serve the proposed development;
7.	All requirements of the International Fire Code shall be continually met. In particular, a residential fire sprinkler protection system shall be installed and maintained;
8.	No Light Emitting Diode (LED) message centers are being approved as a part of this request. The inclusion or addition of any LED message centers shall require a Major Amendment to the Planned Development. All signage shall meet the requirements of the Rapid City Sign Code. A sign permit shall be obtained for each sign;
9.	This Final Planned Development shall allow for the construction of a mixed-use commercial and residential project with a total of eight residential dwelling units. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of this Final Planned Development or a subsequent Major Amendment. All uses permitted in the General Commercial District shall be permitted. All conditional uses in the General Commercial District shall require 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)	
<b>Case #16PD063</b>	Final Planned Development to allow a mixed use development
<b>Companion Case(s)</b>	N/A
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.	All requirements of the currently adopted Building Code shall be met;
3.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
4.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
5.	Handicap accessibility shall be maintained as necessary;
6.	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.