



Rapid City Planning Commission

Planned Development Project Report

February 23, 2017

Item 18
Applicant Request(s)
Case # 17PD003, a Final Planned Development to allow a mixed-use commercial development
Companion Case(s) #: N/A

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

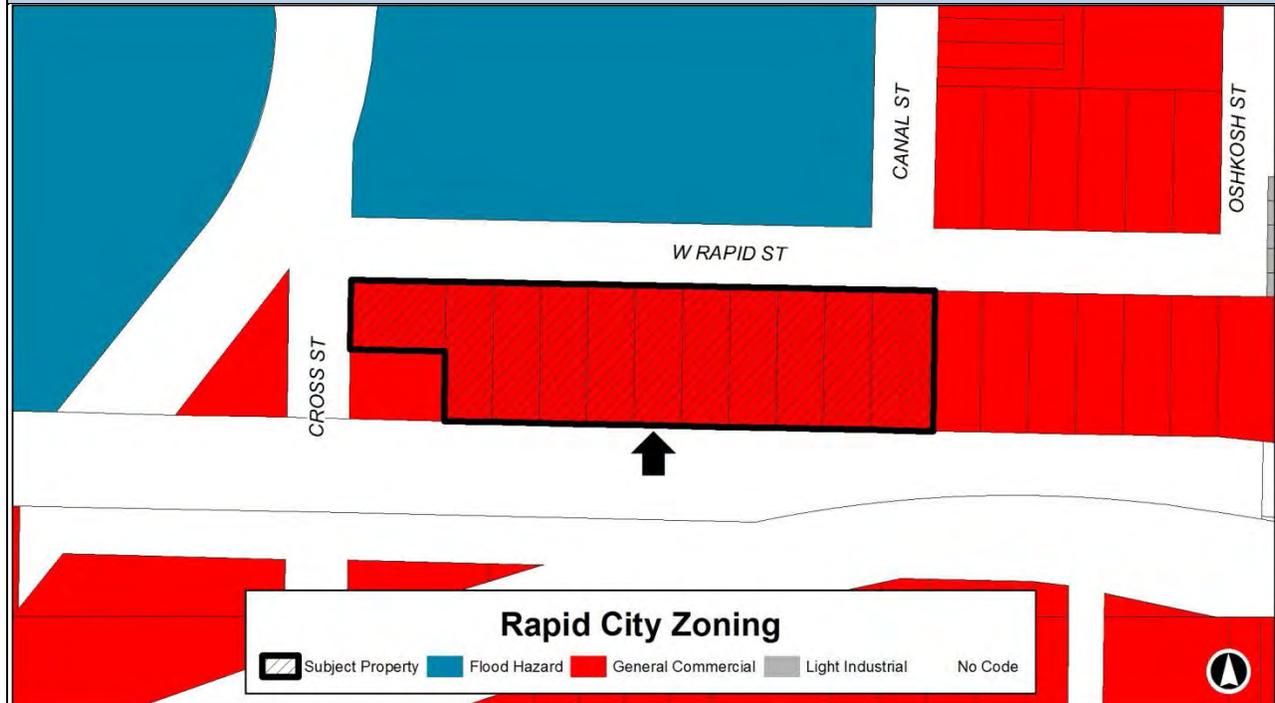
Project Summary Brief
<p>The applicant has submitted a Final Planned Development to allow construction of a mixed commercial development on 1.94 acres of property zoned General Commercial District. The proposed development, to be located in the existing Landstrom's jewelry manufacturing facility, will consist of a mix of retail, service, offices, and restaurants. Submitted plans show a two-phased development. Phase 1 consists of a proposed limited service restaurant with an outdoor seating area, coffee shop with a drive through, retail, offices, and storage. Phase 2 consists of additional office, retail, and storage as well as a common area and a microbrewery. The applicant is only proposing to construct Phase 1 as a part of this Final Planned Development. Due to proposed additional reductions in parking, as well as the Conditional Use Permit required to allow a microbrewery, a Major Amendment to the Planned Development will be required prior to development of Phase 2 of this project. The applicant is requesting three Exceptions as a part of this request:</p> <ul style="list-style-type: none"> • An Exception to reduce the required parking on the site from 122 spaces to 70 spaces. • An Exception to waive the required parking islands from 2 to 0. • An Exception to reduce the required landscaping on the site from 68,718 points to 57,724 points.

Development Review Team Contacts	
Applicant: Landstrom's Gold Creations	Planner: Robert Laroco
Property Owner: Landstrom's Gold Creations	Engineer: Nicole Lecy
Architect: AcV2 Architecture, LLC	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc.	School District: Kumar Veluswamy
Surveyor: Fisk Land Surveying & Consulting Engineers, Inc.	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	405 Canal Street, between Main Street and Rapid Street, between Canal Street and Cross Street
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Lampert's Addition No. 2
Land Area	1.94 acres, approximately 84,507 square feet
Existing Buildings	Existing jewelry manufacturing facility
Topography	Level
Access	Rapid Street, Cross Street, Canal Street
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/Montana Dakota Utilities
Floodplain	Federally Designated 500 Year Floodplain
Other	

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Existing vacated jewelry manufacturing facility
Adjacent North	FHD	PG	Rapid City Parks
Adjacent South	GC	LI, MUC	Railroad Right-of-Way, Retail and Services
Adjacent East	GC	MUC	Surface parking lot
Adjacent West	GC, FHD	MUC, PG	Rapid City Parks

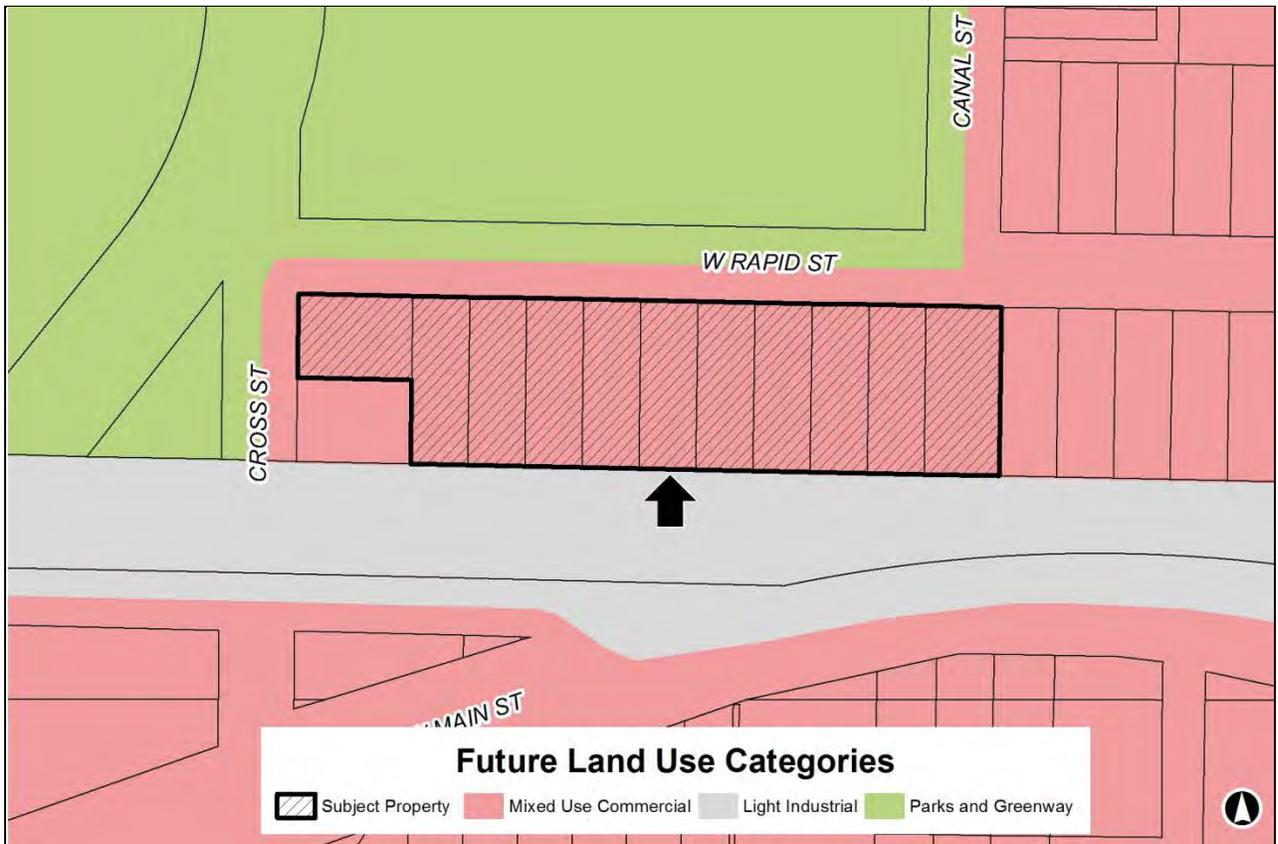
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property (hatched)
- Collector (green)
- Principal arterial (blue)
- Proposed principal arterial (dotted blue)

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	1.94 acres, approximately 84,507 sq ft	
Lot Frontage	No minimum required	Approximately 690.02 feet	
Maximum Building Heights	4 stories, 45 ft	2 stories, approximately 33 ft.	
Maximum Density	75%	Approximately 18.4%	
Minimum Building Setback:			
• Front	25 Ft to Rapid Street	0.7 ft (legal non-conforming)	
• Rear	0 ft to south lot line	32.5 ft.	
• Side	0 ft to east and west lot lines	104.9 ft to east, 230 ft to the west	
• Street Side	25 ft to Cross Street	>300 ft.	
Minimum Landscape Requirements:			
• # of landscape points	68,718 points required	57,724 points proposed	
• # of landscape islands	2 required	0 proposed	
Minimum Parking Requirements:			
• # of parking spaces	122+7 stacked required through Phase 1. 175+7 stacked spaces required through Phase 2.	70+11 stacked proposed through Phase 1. 117+11 stacked proposed through Phase 2.	
• # of ADA spaces	5 ADA required through Phase 1. 6 Required through Phase 2.	5 ADA proposed in Phase 1 for both proposed phases.	
Signage	Per RCMC	Per RCMC	
Fencing	Per RCMC	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<p>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:</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 property is currently zoned General Commercial District. Offices, retail, service, coffee shops, drive through service, and restaurants are all permitted uses within the General Commercial District. The applicant is proposing a redevelopment of the site with additional activity-generating uses and, as such, has requested a reductions to parking and landscaping standards. As a result, the applicant has requested this Final Planned Development to seek Exceptions to landscaping and parking standards. The application of the Zoning Ordinance 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	Based on the proposed uses, a total of 122 parking spaces are required on the site for Phase 1 of the project. Submitted plans show that a total of 70 parking spaces are proposed for the first phase of the project. The

purposes and intent of these regulations;

applicant has noted that the mix of uses within the structure will ensure that customers of one use can utilize other services on the site. In addition, based on the unique combination of uses proposed at the site, peak hours of operation for proposed uses such as the office and retail will be offset from the peak hours of use for the coffee shop and restaurant, ensuring that parking demands will shift throughout the day. During review of the request, staff noted that property to the north and west is currently zoned Flood Hazard District and developed as a part of the Rapid City Greenway Tracts. Surrounding property is currently undeveloped and will remain undeveloped in the future. On-street parking is available on Rapid Street, and will supplement the on-site parking being constructed by the applicant. However, during review of the application, Public Works staff noted that the existing on-street parking may be removed in the future. However, as of this writing there are no plans for the removal of existing on-street parking on Rapid Street. Based on the unique uses proposed on the property and the limited development opportunities in the surrounding neighborhood, parking demands will be adequately addressed as a part of this development. The request to reduce the required parking from 122 parking spaces to 70 parking spaces will not cause undue hardship or impair the intent of the Zoning Ordinance.

Based on the proposed 70 parking spaces proposed for Phase 1 of the development, a minimum of 1 landscaping island must be provided. The applicant is proposing a landscaped peninsula to create separation between the proposed drive through lane and the rest of the parking lot in lieu of the required island. The requested Exception to waive the required island will also open up the existing parking lot for easier snow removal and circulation patterns in the future. The request to waive the required landscaping island will not cause undue hardship or impair the intent of the Zoning Ordinance.

Based on the existing and proposed development on the property, a minimum of 68,718 landscaping points are required on the site. Submitted plans show that a total of 57,724 points of landscaping are proposed. Based on the projected parking demand, additional landscaping would create a shortage of parking for the facility. In addition, submitted plans show an existing utility easement located on the north side of the property adjacent to Rapid Street, limiting the amount and height of landscaping which can be provided on the property and adjacent right-of-way. Submitted plans show landscaping provided at several key locations, including as a buffer around the proposed patio, adjacent to Rapid Street, and as a buffer to the proposed drive through lane. The location of proposed landscaping will assist in mitigating the size and scope of the proposed development while still providing adequate parking and circulation on the site. The requested Exception to reduce the required landscaping on the site will not cause undue hardship or impair the intent of the

	Zoning Ordinance.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	Phase 1 of the proposed mixed-use commercial development is comprised of uses that are otherwise permitted in the General Commercial District. However, based on the unique design of existing and proposed uses on the site, as well as the unique character of the property and surrounding area, a number of Exceptions have been requested as a part of this application. A literal interpretation of the Zoning Ordinance does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	<p data-bbox="636 436 1414 667">During review of the application, staff noted an existing on-premise roof sign located on the primary structure. Roof signs are not permitted in the City. The existing sign is considered legally non-conforming and may continue to advertise on-premise uses only. The sign may be altered for routine maintenance and changes to the sign face only.</p> <p data-bbox="636 701 1414 1369">Submitted plans show an expansion of the facility to provide space for the proposed coffee shop and drive through. Plans show redesigned and improved parking and landscaping as a part of this request. Specifically, additional landscaping will provide separation between the parking and the proposed outdoor seating area. However, the existing utility easement located along the northern property line and the need to retain as much parking as possible on the site result in limitations to the location and size of landscaping which can be provided. In addition, the introduction of additional uses on the site results in an increase of the amount of parking required. However, the unique combination of proposed uses results in peak a peak parking demand for the retail and office that is offset from the peak parking demand times of the coffee shop and restaurant. In addition, the unique character of the neighborhood reduces parking demands in the vicinity. The unique character of the development will mitigate potential impacts of the requested Exceptions.</p>
6. The requested exception(s) 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.	Submitted plans show the redevelopment of an existing manufacturing facility with a new mixed-use commercial center. As a part of the redevelopment of the site, the applicant is proposing improvements to the existing parking and additional landscaping. However, the proposed additions and improvements do not meet the requirements of the Rapid City Municipal Code. The proposed reductions in landscaping and parking will still provide adequate stacked parking for the proposed coffee house, and the mix of uses and offset peak hour times will ensure that parking needs are being met. The new landscaping will create buffers around the outdoor seating area, the drive through lane and adjacent to the Rapid Street right-of-way. The requested Exceptions to the parking and landscaping requirements are an alternative design that will reasonably achieve the objectives of the Zoning Ordinance.

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	
BPG-3.1A	<u>Balanced Uses</u> : The proposed redevelopment of the site will create a mix of commercial uses in an existing structure in a unique neighborhood in close proximity to City parks and two major commercial centers of the City
 A Vibrant, Livable Community	
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.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
N/A	N/A
 Economic Stability and Growth	
N/A	N/A
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
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	
Future Land Use Plan Designation(s):	Mixed Use Commercial
Design Standards:	
GDP-MU1	Activity generating uses, including restaurants and shops, should be concentrated near public spaces such as City parks, to promote visibility and pedestrian activity.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive Neighborhood
Neighborhood Goal/Policy:	
DSD-NA1.1C	<u>Mixed Use Development</u> : The proposed development is an adaptive reuse of an existing structure located within a primary corridor of the city and in close proximity to the Central Business District.

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

•	The applicant has proposed mixed-use commercial development comprised of retail and services, including a restaurant and coffee shop with a drive through. Due to the increased number of uses proposed for the property, the applicant has requested reductions in the required amount of off-street parking spaces and the landscaping on the site. However, based on the unique operation of the facilities and the character of the neighborhood, it appears that the requested Exceptions will support the intent of the Zoning Ordinance and will not adversely impact the public welfare or character of the neighborhood.
•	Mixed use development located in the centrally located, urban commercial areas of the City are specifically encouraged in the Rapid City Comprehensive Plan.
•	The proposed Final Planned Development is for Phase 1 of the project only. Phase 2 will require a Major Amendment to the Planned Development and will include additional parking, retail, and services uses, including a potential microbrewery.

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 122 spaces to 70 spaces is hereby granted. All parking shall be designed in compliance with the requirements of the Rapid City Municipal Code;
2.	The requested Exception to reduce the required amount of landscaping points provided on the property from 68,718 points to 57,724 points is hereby granted. All landscaping shall be installed and maintained in compliance with the Rapid City Municipal Code and with the landscaping plan submitted and approved as a part of this request;
3.	The requested Exception to waive the required number of landscaping islands from 2 to 0 is hereby granted, provided that a landscaping node around the proposed menu board be provided as shown on submitted plans in order to provide separation between the drive through lane and the parking lot.
4.	The requested Final Planned Development is for Phase 1 of development only. Prior to issuance of a building permit for Phase 2, a Major Amendment to the Planned Development is required. Phase 1 does not include an on-sale liquor use or a microbrewery;
5.	All signage shall comply with the requirements of the Rapid City Municipal Code. Electronic or Light Emitting Diode (LED) message centers are not permitted as a part of this request. The addition of LED message centers in the future shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
6.	This Final Planned Development shall allow for a mixed-use commercial development on the property. All requirements of the General Commercial District shall be continually maintained unless specifically permitted as a stipulation of this Final Planned Development or a subsequent Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses or any use that results in an increase in parking 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)	
Case #17PD003	Final Planned Development to allow a mixed-use commercial development
Companion Case(s)	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.	An air quality permit shall be obtained for disturbances of earth greater than on 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 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.