



# Rapid City Planning Commission

## Final Planned Development Project Report

March 9, 2017

<b>Item #8</b>
<b>Applicant Request(s)</b>
Case # 17PD004 – Final Planned Development Overlay to construct an office building
Companion Case(s) 17PL011 – Preliminary Subdivision Plan to create one lot

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

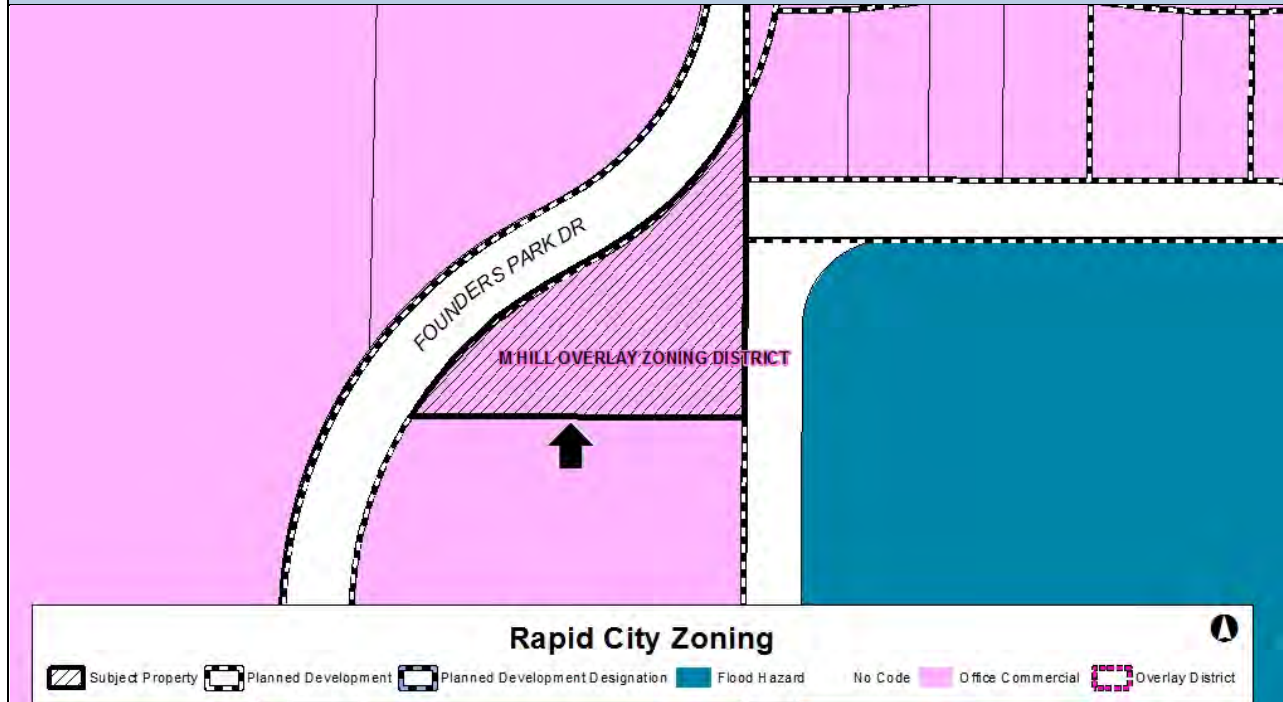
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Final Planned Development Overlay to allow an office building. In particular, the applicant is proposing to construct an office building with a building footprint of 5,963 square feet. The applicant is not requesting any additional Exceptions from the requirements of the Office Commercial District. The applicant has submitted an associated Preliminary Subdivision Plan to create one lot for this property. The proposed lot will be known as Lot 9 of Founders Park Subdivision and will be 35,862 square feet in size.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Founders Park LLC	Planner: Fletcher Lacock
Property Owner: Founders Park LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Approximately 80 feet south of the intersection of Founders Park Drive and Settlers Creek Place
Neighborhood	North Rapid
Subdivision	Proposed Founders Park Subdivision
Land Area	0.82 acres / 35,720 square feet
Existing Buildings	Void of structural development – Paved parking located on the property
Topography	Relatively flat
Access	Founders Park Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year floodplain

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PD – M-Hill Overlay	EC	Void of structural development
Adjacent North	OC-PD – M-Hill Overlay	EC	Apartment complex
Adjacent South	OC-PD – M-Hill Overlay	EC	Office building
Adjacent East	FH – M-Hill Overlay	PG	Executive Golf Course
Adjacent West	OC-PD – M-Hill Overlay	EC	Void of structural development

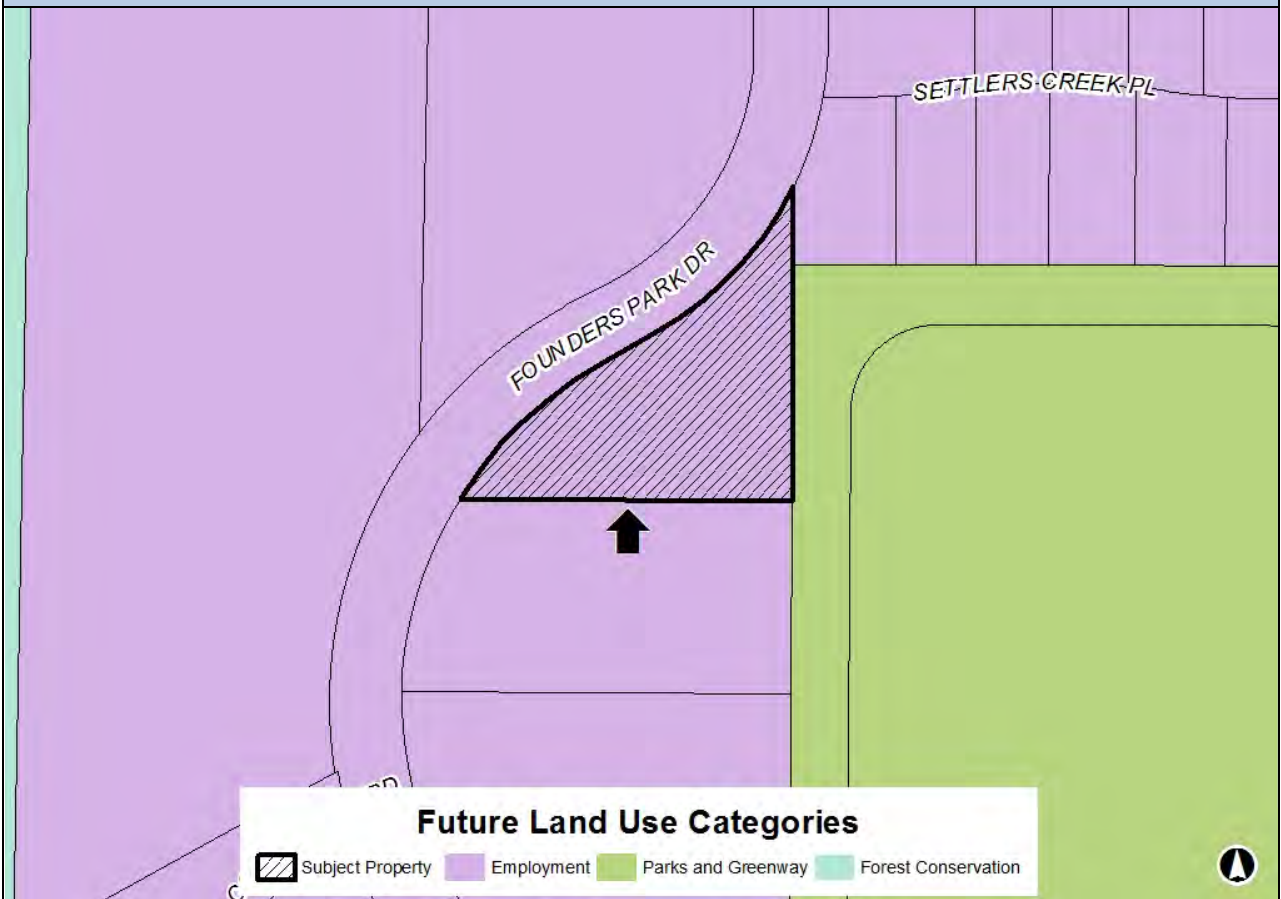
### Zoning Map



### Existing Land Uses



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan












<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
10PD001	02/04/2010	Major Amendment to a Planned Development	Approved with stipulations
10PD001C	11/24/2015	Minimal Amendment to a Planned Development to reduce the minimum required front yard setback from 25 feet to 20.5 feet	Approved
<b>Relevant Zoning District Regulations</b>			
<b>Office Commercial District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	35,863 square feet
Lot Frontage		N/A	Approximately 400 feet
Maximum Building Heights		3 stories or 35 feet	One story, less than 35 feet
Maximum Density		35%	16.6%
Minimum Building Setback:			
• Front		25 feet	Exception previously granted to reduce the front yard setback from 25 feet to 21.4 feet
• Rear		25 feet	Exception previously granted to reduce the rear yard setback from 25 feet to 10 feet
• Side		8 feet or 12 feet	10 feet
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		29,900	62,000
• # of landscape islands		One per 50 parking spaces	Existing parking / One island
Minimum Parking Requirements:			
• # of parking spaces		202	219
• # of ADA spaces		8	8
Signage		Two square feet for every linear square foot of frontage	Ground sign identified
Fencing		N/A	None proposed

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Final Planned Development Overlay:</b>	
<b>Criteria</b>	<b>Findings</b>
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 35,863 square feet of land zoned Office Commercial District with a Planned Development. The applicant is proposing to construct a one-story office building approximately 5,963 square feet in size. In addition, The subject property is located north of the Founders Park greenway and is also located in the Federally designated 100-year floodplain. A Floodplain Development Permit has been obtained for the proposed development. The applicant is not requesting any additional Exceptions.
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 construct an office building and is not requesting any additional Exceptions from the underlying zoning district. The applicant has also submitted a Preliminary Subdivision Plan to create one lot for proposed Lot 9 which will be 35,863 square feet in size. Founders Park Drive is identified as a Collector Street on the City's Major Street Plan requiring a right-of-way width of 68 feet. The Founders Park Drive right-of-way is currently 59 feet wide. An additional 4.5 feet of right-of-way will be

	dedicated when the property is subdivided. On November 24, 2015 a Minimal Amendment to a Planned Development was approved to reduce the minimum required front yard setback for any proposed structures from 25 feet to 20.5 feet on the subject property provided that the right-of-way is dedicated.
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 is not requesting any additional Exceptions from the requirements of the underlying zoning district.
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 Office Commercial District with a Planned Development. An office building is a permitted use in the Office Commercial District.
5. Any adverse impacts will be reasonably mitigated:	The property is located in the Federally designated 100-year floodplain requiring a Floodplain Development Permit for the proposed office building. The applicant obtained the Floodplain Development Permit on February 9, 2017. The applicant should be aware that stormwater quality treatment must be provided. Upon submittal of a Building Permit, the applicant must address red-lined comments.
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 noted above, no additional Exceptions are being requested. A Minimal Amendment to a Planned Development was approved on November 24, 2015 to reduce the minimum required front yard setback for any proposed structures from 25 feet to 20.5 feet on the subject property. In addition, on February 4, 2010, a Major Amendment to a Planned Development was approved which reduced the minimum required rear yard setback from 25 feet to 10 feet.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-1.2A	<b>Priority Infill Areas:</b> The proposed office building is located adjacent to the downtown core in an area with existing public infrastructure and streets.
	<b>A Vibrant, Livable Community</b>
LC-3.1C	<b>Compatible Infill and Redevelopment:</b> The proposed office building is located in an area with existing infrastructure including parking.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1A	<b>Major Street Plan Integration:</b> Founders Park Drive is identified as a Collector Street on the City's Major Street Plan requiring a right-of-way width of 68 feet. Currently, the right-of-way width is 59 feet. The applicant has also submitted a

	Preliminary Subdivision Plan that shows an additional 4.5 feet of right-of-way being dedicated for the roadway. A Minimal Amendment to the Planned Development was previously approved to reduce the minimum required front yard setback from Founders Park Drive when 4.5 feet of right-of-way is dedicated as a part of platting the property.
	<b>Economic Stability and Growth</b>
EC-3.1C	<b>Other Employment Areas:</b> The proposed office building expands the development of an existing employment center.
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Final 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.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Employment Center</b>
<b>Design Standards:</b>	
N/A	Office buildings compatible with existing development is promoted in this district. The proposed office building is part of a phased office complex development. The applicant has indicated that the proposed office building will be one-story in height and will have similar architecture to adjacent structures.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>North Rapid</b>
<b>Neighborhood Goal/Policy:</b>	
NR-NA1.1E	<b>Parks and Greenways:</b> The subject property is located north of the Founders Park greenway and is also located in the Federally designated 100-year floodplain. A Floodplain Development Permit has been obtained for the proposed development.

<b>Findings</b>	
Staff has reviewed the Final Planned Development Overlay to allow an office building 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. The proposed office building is located in an area designated for Employment and is part of a phased office development. The proposed office building is located adjacent to the downtown core in an area with existing public infrastructure and streets. The applicant is also dedicating the additional right-of-way for Founder's Park Drive.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Final Planned Development Overlay to construct an office building be approved with the following stipulations:	
1.	Hereby acknowledge the previously granted Exception to reduce the minimum required front yard setback from 25 feet to 21.4 feet;
2.	Hereby acknowledge the previously granted Exception to reduce the minimum required rear yard setback from 25 feet to 10 feet;

3.	Upon submittal of a Building Permit, red-lined comments shall be addressed;
4.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
5.	The Final Planned Development Overlay shall allow for an office building. All uses permitted in the Office Commercial District shall be permitted, contingent upon sufficient parking being provided and an approved Building Permit. Any change in use that is a Conditional Use in the Office Commercial 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)	
<b>Case # 17PD004</b>	Final Planned Development Overlay to construct an office building
<b>Companion Case(s) #</b>	17PL011 – Preliminary Subdivision Plan to create a commercial lot
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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3.	A Floodplain Development Permit shall be obtained;
4.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
5.	All requirements of the currently adopted Building Code shall be met;
6.	ADA accessibility shall be provided throughout the structure and site as necessary;
7.	All construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
8.	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 or a subsequent Major Amendment;
9.	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,
10.	All applicable provisions of the adopted International Fire Code shall continually be met.