



Rapid City Planning Commission

Planned Development Project Report

March 9, 2017

Item 11
Applicant Request(s)
Case #17UR004, a Major Amendment to the Conditional Use Permit to allow a parking lot expansion
Companion Case(s) #: N/A

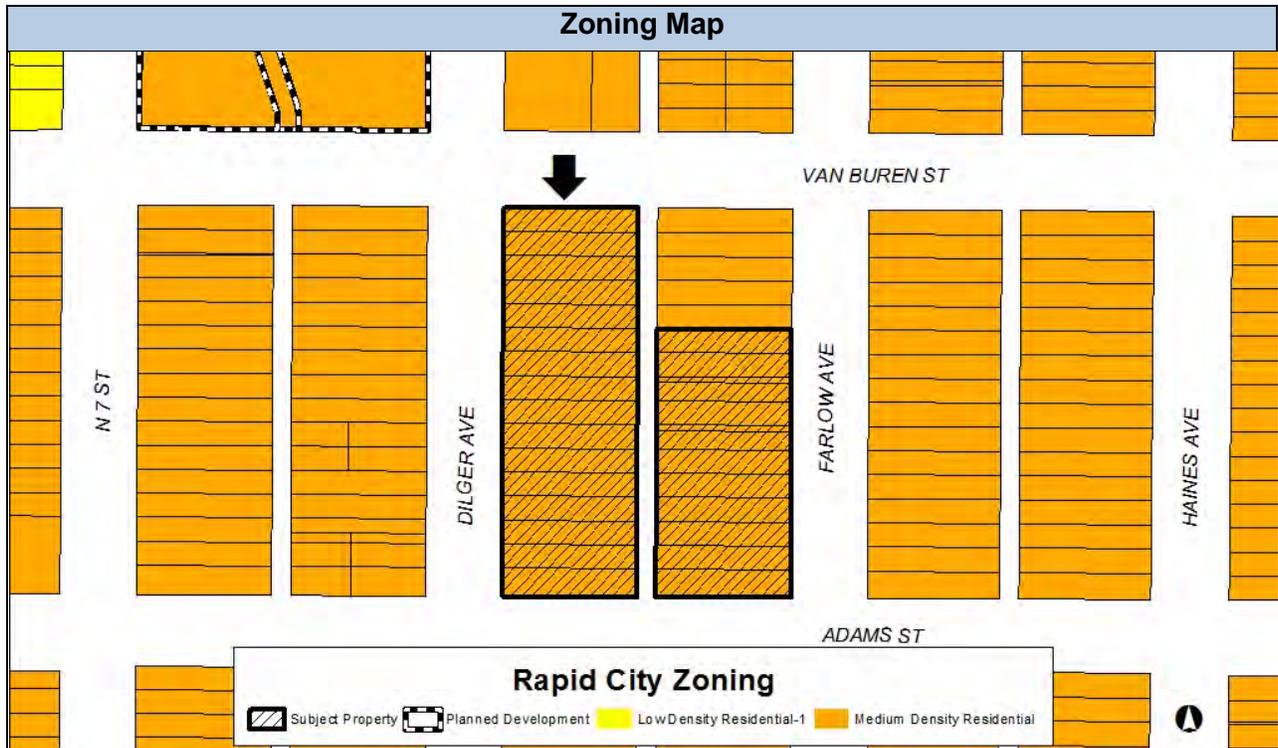
Development Review Team Recommendation(s)
The Development Review Team recommends that the requested Conditional Use Permit to allow a parking lot expansion be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a request for a Major Amendment to the Conditional Use Permit to allow expansion of the existing parking lot at the Saint Therese The Little Flower Catholic Church. The existing parking lot currently has 104 parking spaces. The applicant is proposing the demolition of two existing single-family residences located north of the property and the expansion of the existing lot with 44 additional parking spaces. No changes or expansions to the use of the church are proposed as a part of this request. The applicant should note that the expansion of the Conditional Use Permit to include the two adjacent properties to the north will require that the lots be platted into one lot or a Developmental Lot Agreement be obtained to developmentally combine the lots.

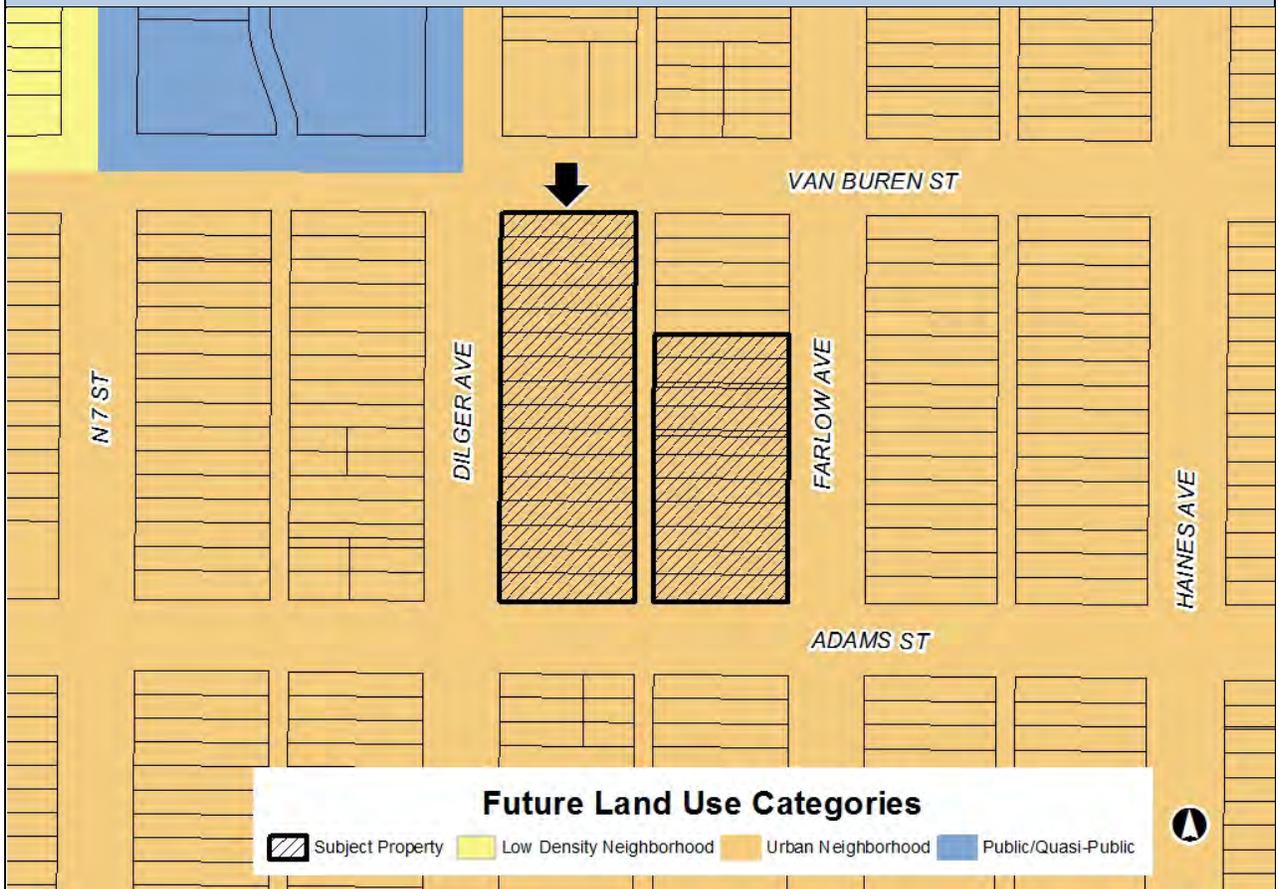
Applicant Information	Development Review Team Contacts
Applicant: Saint Therese the Little Flower Catholic Church	Planner: Robert Laroco
Property Owner: Saint Therese the Little Flower Catholic Church	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: ACES, Inc.	School District: Kumar Veluswamy
Surveyor: ACES, Inc.	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	532 Adams Street
Neighborhood	North Rapid Neighborhood
Subdivision	North Rapid Subdivision
Land Area	2.16 acres, approximately 94,090 square feet
Existing Buildings	Existing church facilities, two single-family residences
Topography	Generally level
Access	Van Buren Street, Dilger Avenue, Farlow Avenue, Adams Street
Water Provider	Rapid City water
Sewer Provider	Rapid City sanitary sewer
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

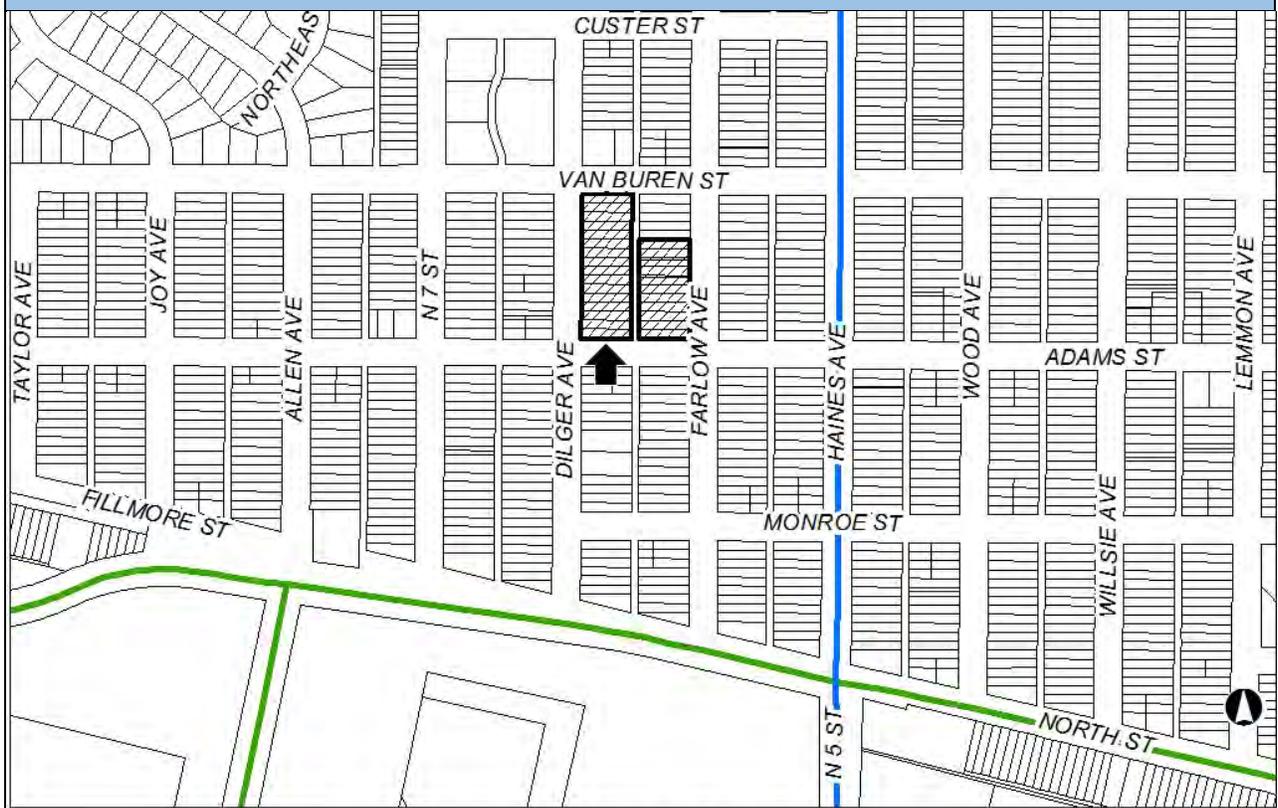
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Church and church facilities
Adjacent North	MDR	UN	Single family residences
Adjacent South	MDR	UN	Single family residences
Adjacent East	MDR	UN	Single family residences
Adjacent West	MDR	UN	Single family residences



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
UOR1029	8/19/91	Use on Review to allow Expansion of a Church	City Council approved with stipulations
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	Minimum 30,000 sq ft	2.16 acres, approximately 94,090 sq ft	
Lot Frontage	No minimum required	Approximately 1,078 ft	
Maximum Building Heights	3 stories, 35 ft	1 story, <35 ft	
Maximum Density	Maximum 30%	No additional density proposed	
Minimum Building Setback:			
<ul style="list-style-type: none"> • Front 	35 ft to Adams St.	No setbacks for parking. Approximately 21 ft to Adams Street	
<ul style="list-style-type: none"> • Rear 	25 ft to northeast lot line	Approximately 83 ft	
<ul style="list-style-type: none"> • Side 	N/A	No setbacks for parking. No side yards.	
<ul style="list-style-type: none"> • Street Side 	35 ft. to Van Buren St., Dilger Ave., and Farlow Ave.	No setbacks for parking. > 100 ft to Van Buren St., Approximately 15 ft to Dilger Ave, 25 ft to Farlow Ave. All setbacks remain legally non-conforming.	
Minimum Landscape Requirements:			
<ul style="list-style-type: none"> • # of landscape points 	74,173 points required	82,293 points provided	
<ul style="list-style-type: none"> • # of landscape islands 	2 required	2 provided	
Minimum Parking Requirements:			
<ul style="list-style-type: none"> • # of parking spaces 	120 spaces	140 spaces	
<ul style="list-style-type: none"> • # of ADA spaces 	2 required, 1 van accessible	2 provided, 1 van accessible	
Signage	Per RCMC	No additional proposed	
Fencing	Per RCMC	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<p>Pursuant to Section 17.52.030.E of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Conditional Use Permit:</p>	
	Findings
1. The location, character, and natural features of the property;	The property is comprised of approximately 2.16 acres zoned Medium Density Residential District and is located in a predominately-residential neighborhood comprised of a mix of single and multifamily residences.
2. The location, character, and design of adjacent buildings;	Adjacent development in all directions of the proposed development is comprised of a mix of medium-density residential uses.
3. Proposed fencing, screening, and landscaping;	No additional fencing or screening is proposed as a part of this request. The applicant is proposing to construct two landscaping islands in the parking lot pursuant to the requirements of the Rapid City Parking Ordinance. All landscaping must be installed and maintained in compliance with the requirements of the Rapid City Municipal Code.
4. Proposed vegetation, topography, and natural drainage;	Submitted plans show an increase of impervious surface area on the site. Public Works staff has noted that storm

	water quality treatment and erosion and sediment control plans must be submitted prior to issuance of a building permit.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons;	Submitted plans show that the proposed parking lot meets all requirements of the Rapid City Parking Ordinance, including provision of ADA accessible parking. The property is currently serviced by a five-foot-wide sidewalk on all sides.
6. Existing traffic and traffic to be generated by the proposed use;	The applicant has indicated that no increase in the capacity or day-to-day use of the church is expected as a part of this Amendment. The additional parking is intended to reduce the amount of church-related on-street parking occurring in the neighborhood today and should result in a decrease in the congestion occurring on the neighborhood street network today. Transportation Planning has not noted any significant impacts of the proposed parking lot expansion.
7. Proposed signs and lighting;	No additional signage is proposed as a part of this request. The proposed expansion of the parking lot will require additional lighting. All lighting must be designed and installed to light the interior of the parking lot only, and not shine on adjoining properties or rights-of-way or create a nuisance to neighbors or passing traffic of any kind.
8. The availability of public utilities and services;	Public Works staff has noted the property is serviced by Rapid City water and sewer. Prior to issuance of a building permit, revised plans must be submitted clarifying plans to abandon existing water and sewer services for the demolished single-family residences in accordance with City specifications. In addition, plans must clarify if the garage remaining on the property will be heated or, if not, provide provisions for the annual winterization of the garage water service.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein;	The Rapid City Comprehensive Plan notes religious organizations are a noted secondary use within the Urban Neighborhood land use designation. The Rapid City Zoning Ordinance includes churches as a conditional use in the Medium Density Residential District, requiring the review and approval or a Conditional Use Permit. The requested expansion of the parking lot is an expansion of the boundaries of the existing Conditional Use Permit, requiring this Major Amendment.
10. The overall density, yard, height, and other requirements of the zone in which it is located;	As noted above, there are no setback requirements for parking to a street frontage. A minimum 12-foot setback must be provided for commercial parking adjacent to a residential use. Submitted plans show that the existing alley right-of-way provides separation between the proposed parking and the residential uses located northeast of the parking lot. All density, yard, height, and other requirements of the Medium Density Residential District are being met as a part of this request.
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	As noted previously, the proposed parking lot expansion is intended to remove parking and traffic from the surrounding street network. In addition, church services are general held during the day or on weekends, which will help to mitigate potential noise and traffic impacts on

orientation;	the area. It is not anticipated that the proposed expansion will result in additional odor, smoke, dust, air, or water pollution on the site.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses.	The proposed expansion of the parking lot will remove excess on-street parking from the surrounding street network and reduce traffic congestion resulting from church activities in the neighborhood. Public Works staff has noted that storm water quality, erosion, and sediment control must be provided as a part of the building permit application for the property. Based on the anticipated reduction of church traffic utilizing on-street parking in the surrounding neighborhood, and the requirements noted by Public Works, the requested Major Amendment to the Conditional Use Permit should adequately mitigate potential impacts of the proposed expansion.

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
BPG-3.1A	<u>Balanced Uses</u> : The requested Major Amendment supports the continued mix of residential and commercial uses within the neighborhood.
	A Vibrant, Livable Community
LC-2.1E	<u>Neighborhood Serving Uses</u> : The requested Major Amendment supports the incorporation of small-scale mixed uses within residential neighborhoods in order to meet the needs of the neighborhood residents.
	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 Conditional Use Permit requires notification of surrounding property owners within 250 feet of the subject property 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 proposed Conditional Use Permit.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
Chapter 10, p. 93	The Urban Neighborhood land use designation is intended to promote self-supporting neighborhoods that predominantly contain a mix of housing, as well as parks, recreation facilities, schools, and other community gathering places.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood
Neighborhood Goal/Policy:	
N/A	N/A

The Development Review Team Recommends that the request for a Major Amendment to the Conditional Use Permit to allow a parking lot expansion be approved for the following reasons:	
•	The requested Major Amendment would demolish two existing single-family residences, and add 40 additional parking spaces to the existing parking lot. A total of 140 parking spaces are proposed for the site. The proposed parking expansion will meet all requirements of the Rapid City Municipal Code. No additions or expansions of the existing church use are proposed as a part of the Major Amendment.
•	The requested Major Amendment will remove church-related parking from the on-street parking spaces available in the adjacent street network, which will help to alleviate traffic and parking issues in the neighborhood.
•	The requested Major Amendment supports the goal of incorporating and revitalizing neighborhood serving uses within residential areas and complies with the Comprehensive Plan.

Staff recommends that the requested Conditional Use Permit to allow a parking lot expansion be approved with the following stipulations:	
1.	Prior to issuance of a building permit, revised plans shall be submitted showing storm water quality treatment for the added impervious surface is being provided and all erosion and sediment control measure are being provided. In addition, plans shall be revised to clarify that existing sewer and water mains are being abandoned in compliance with Rapid City Standard Specifications and that the garage will be heated or provisions for the annual winterization of the garage are provided;
2.	Prior to issuance of a building permit, a Developmental Lot Agreement shall be recorded for the property and a copy of the recorded Agreement shall be provided to Community Planning and Development Services, or the properties shall be platted into one lot;
3.	All lighting shall be designed to preclude shining on all adjacent streets and rights-of-way. Lighting shall be designed to shine onto the interior of the property only, and to not create a nuisance for neighboring properties or traffic;
4.	All signage shall comply with the requirements of the Rapid City Municipal Code. No light emitting diode (LED) message centers are being approved as a part of this request. The additional of LED signage shall require a Major Amendment to the Conditional Use Permit. A sign permit shall be obtained for each sign, and;
5.	This Major Amendment shall allow for an expansion of the existing church parking lot. All requirements of the Medium Density Residential District shall be continually maintained. All uses permitted in the Medium Density Residential District shall be permitted, contingent upon the provision of sufficient parking and an approved building permit. All conditional uses in the Medium Density Residential District shall require a Major Amendment to the Conditional Use Permit.



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 #17UR004	A Major Amendment to the Conditional Use Permit to allow expansion of a church parking lot
Companion Case(s)	N/A
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to 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 one 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 maintained as necessary;
8.	All parking shall be designed and installed in compliance with the requirements of the Rapid City Parking Ordinance;
9.	ADA accessibility shall be maintained throughout the site as necessary.