



Rapid City Planning Commission Planned Development Project Report

March 23, 2017

Item 7
Applicant Request(s)
Case # 17PD009, a Major Amendment to the Planned Development to expand parking
Companion Case(s) #: 17RZ011, a request to rezone property from General Agriculture District to Light Industrial District 17PL018, a Preliminary Subdivision Plan to create three lots

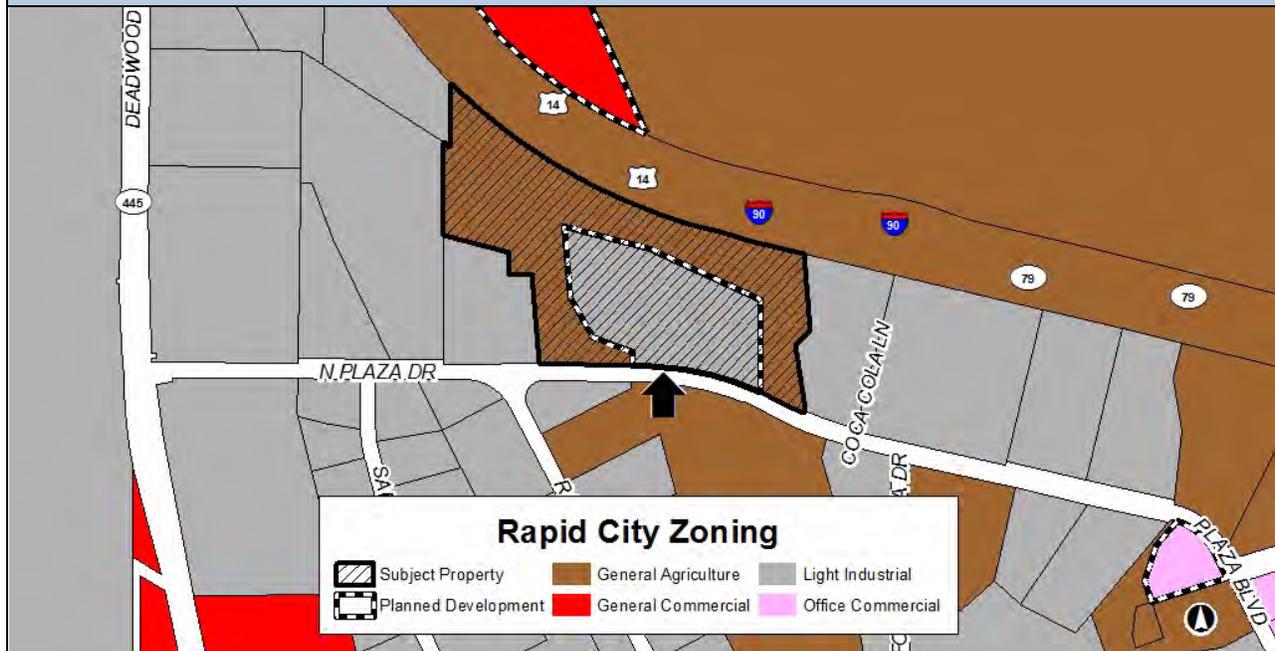
Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to the Planned Development be approved in conjunction with the associated Rezone and with the stipulations noted below.

Project Summary Brief	
The applicant has submitted a request for a Major Amendment to the Planned Development to allow expansion of parking for the existing Black Hills Federal Credit Union located at 2700 North Plaza Drive. On July 23, 2017, the Planning Commission approved a Final Planned Development (File #16PD032) to allow an expansion of the existing credit union. The approved Planned Development included an Exception to reduce the required amount of parking on the site. The applicant has submitted a Preliminary Subdivision Plan (File #17PL018) to plat a portion of the adjacent Fountain Springs Golf Course property into the Credit Union lot, Rezone the property to Light Industrial District (File #17RZ011) and development the site with a 142-space surface parking lot. As a result of this proposed Major Amendment, the previously approved Exception to reduce parking for the site is no longer necessary. An existing LED message center will remain on the site as previously approved, but will become non-conforming as a result of the associated platting of the property. No additions or expansions of the existing structure are proposed. However, the previously approved Final Planned Development included an Exception to increase the height of the building from 45 feet to 53 feet, 4 ¾ inches.	
Development Review Team Contacts	
Applicant: AE2S	Planner: Robert Laroco
Property Owner: Black Hills Federal Credit Union	Engineer: Ted Johnson
Architect: AE2S	Fire District: Tim Behlings
Engineer: AE2S	School District: Kumar Veluswamy
Surveyor: AE2S	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2700 North Plaza Drive, south of Interstate 90, approximately 2,000 feet east of the intersection of Deadwood Avenue and North Plaza Drive
Neighborhood	Deadwood Avenue Neighborhood
Subdivision	Fountain Springs Golf Course and Gardens, Fountain Springs Industrial Park
Land Area	12.802 acres, approximately 557,656 square feet
Existing Buildings	Existing bank, currently undergoing remodeling/expansion
Topography	Generally level
Access	North Plaza Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/Montana-Dakota Utilities
Floodplain	None identified
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI/PD, GA	LI, Entrance Corridor	Financial Institution
Adjacent North	GA, GG/PD	LI	Golf Course, Interstate 90
Adjacent South	GA, LI	LI	Golf Course
Adjacent East	LI	LI	Financial Institution
Adjacent West	LI	LI	Light industrial facilities

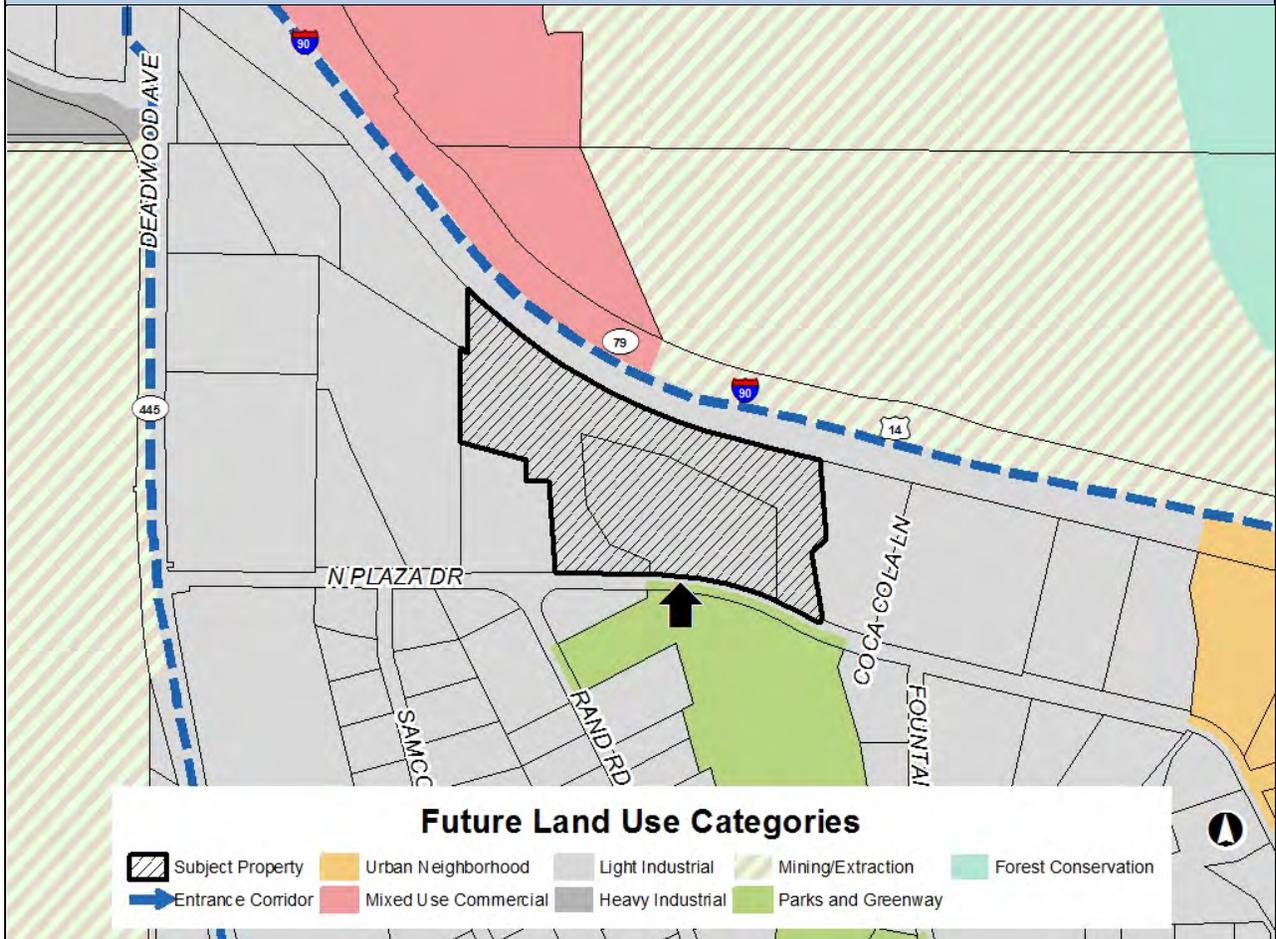
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
16PD032	7/21/16	Final Planned Development to allow expansion of a financial institution	PC approved with stipulations
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	Minimum 20,000 sq ft	12.802 acres, approximately 557,656 sq ft	
Lot Frontage	No minimum required	Approximately 1597 ft	
Maximum Building Heights	4 stories, 45 ft	3 stories, 53 ft, 4 3/4 in (previously approved PD)	
Maximum Density	75%, including structures and pavement	Unknown. Required prior to issuance of a building permit. Less than 75% required.	
Minimum Building Setback:			
• Front	Minimum 25 ft to North Plaza Drive	125 ft to North Plaza Drive	
• Rear	25 ft	49.80 ft	
• Side	25 ft	Greater than 100 ft.	
• Street Side	25 ft to Interstate 90	201.44 ft to Interstate 90	
Minimum Landscape Requirements:			
• # of landscape points	481,445 points required	505,425 points proposed	
• # of landscape islands	8 required	10 proposed	
Minimum Parking Requirements:			
• # of parking spaces	438 + 15 stacked spaces	494 +15 stacked spaces	
• # of ADA spaces	9 ADA, 2 van accessible	9 ADA, 5 van accessible	
Signage	Per RCMC	Per RCMC, including 1 LED message center, maximum 60 sq ft/side	
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;	A financial institution is a permitted use in the Light Industrial District and Black Hills Federal Credit Union has been operating on the property for a number of years. The previously approved Planned Development on the site allowed a major expansion of services but proposed a parking design that did not meet the requirements of the Light Industrial District. The applicant is now proposing to develop additional parking on the site that will meet the minimum required amount of off-street parking for the site. The application of these regulations 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 previously approved Planned Development for the site included an Exception to increase the maximum permitted height of the building from 45 feet to 53 feet, 4

<p>public good or impair the purposes and intent of these regulations;</p>	<p>$\frac{3}{4}$ inches. No additions or expansions to the existing structure are proposed and no additional Exceptions to the underlying zoning are being requested as a part of this Major Amendment.</p> <p>Staff noted during review of this item that based on the Light Industrial District zoning requirements, a maximum lot coverage of 75 percent for all structures and pavement is permitted. No calculation of lot coverage was included with submitted plans and no Exception for lot coverage has been requested. Prior to issuance of a building permit, the applicant must submit revised plans showing the maximum lot coverage of structures and pavement does not exceed 75 percent, or an Amendment to the Planned Development must be obtained.</p> <p>During review of the associated Preliminary Subdivision Plan, staff noted that the dedication of right-of-way required as a part of platting the property will result in an existing LED message center on a pole sign located along the south property line to be located within the North Plaza Drive right-of-way. Public Works staff has noted that an agreement could be considered to allow the sign to remain at its location until such time that Public Works requires the sign to be relocated. The applicant should note that prior to submittal of a Final Plat application or submittal of a building permit application, an executed agreement to allow the existing signage to remain in the North Plaza Drive right-of-way must be submitted to Community Planning and Development Services, or the sign must be relocated outside of the North Plaza Drive right-of-way.</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>A financial institution is a permitted use in the Light Industrial District. The property is located within a previously approved Planned Development. The proposed expansion of parking on the site is an expansion of the Planned Development boundary, requiring this Major Amendment to the Planned Development. A literal interpretation of the Zoning Ordinance does not deprive the applicant of rights that others in the same district are permitted, if approved in conjunction with the associated request to rezone the property.</p>
<p>5. Any adverse impacts will be reasonably mitigated;</p>	<p>The proposed expansion of parking will allow the expanding Credit Union to comply with the minimum off-street parking requirements for the site. However, guidelines identified in the Rapid City Comprehensive Plan note that development along Entrance Corridors, including Interstate 90, should include coordinated signage and landscaping as well as preservation of natural features, green space, and view sheds. The proposed expansion of the parking lot will result in a loss of green space along the Entrance Corridor and may have an adverse impact to the area. It should be noted that while a buffer of vegetation between the parking and the Interstate is encouraged, it cannot be required as a part of this review. In addition, the elevation differential between the subject property and Interstate 90 precludes buffering the development from the Interstate. All minimum landscaping requirements are being met as a result of this</p>

	request.
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.	As previously noted, the requested Major Amendment to the Planned Development does not request any additional Exceptions to the underlying zoning district. The proposed expansion in parking will result in sufficient parking being provided for the expanding Black Hills Federal Credit Union offices. However, submitted plans show that the proposed parking lot is located adjacent to an Entrance Corridor and does not provide any landscaping or buffering to mitigate the impact of proposed development. As previously noted, the elevation differential between the subject property and Interstate 90 precludes buffering the development from the Interstate. The proposed expansion achieves the objectives of the Zoning Ordinance by providing sufficient legally complying parking for the site, but does so at the expense of some of the objectives of the Comprehensive Plan.

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 rezone, in conjunction with the associated Major Amendment will allow removal of existing green space and development of the site with a surface parking lot, and conflicts with the objective of creating a balance of uses throughout the community.
	A Vibrant, Livable Community
LC-1.3B	<u>Interstate 90</u> : Interstate 90 is an identified Entrance Corridor, and development in the corridor should include the preservation of view sheds, natural features, landscaping, screening, and buffering. No buffering is proposed adjacent to Interstate 90. As previously noted, the elevation differential between the subject property and Interstate 90 precludes buffering the development from the Interstate.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-1.3A	<u>Local Business Support</u> : Black Hills Federal Credit Union has operated in the Black Hills, and at this location particularly, for a number of years. The requested rezone will promote the continued expansion of a local business.
	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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s): Light Industrial, Entrance Corridor	
Design Standards:	
GDP-EA1	<u>Parking Location and Screening:</u> The proposed design of the site increases the amount of parking on the north side of the building, closest to Interstate 90. Parking lots should be located to the rear or side of the building, away from primary street frontages.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: Deadwood Avenue Neighborhood	
Neighborhood Goal/Policy:	
DA-NA1.1C	<u>Employment Activities:</u> The proposed expansion of Black Hills Federal Credit Union is a continuation of the expansion of employment opportunities in this area.
BA-NA1.1E	<u>Entrance Corridors:</u> Interstate 90 is an identified Entrance Corridor of the community. The proposed surface parking lot identified in the associated Major Amendment to the Planned Development decreases the amount of greenspace and landscaping adjacent to the Entrance Corridor and provides no buffering to the proposed parking. As previously noted, the elevation differential between the subject property and Interstate 90 precludes buffering the development from the Interstate.

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

•	Black Hills Federal Credit Union is currently constructing a 180,000+ square foot expansion to their existing facilities located on North Plaza Drive. The requested expansion of parking will allow the facility to meet the requirements of the Rapid City Off-Street Parking Ordinance. A financial institution is a permitted use in the Light Industrial District.
•	The associated request to rezone the property to Light Industrial District will allow the proposed commercial parking lot to be constructed on adjoining property to the north. The associated Preliminary Subdivision Plan will allow the adjoining property to be consolidated into the current Black Hills Federal Credit Union lot.
•	The requested Major Amendment does not include provision of a landscaping buffer between the proposed parking lot expansion and the Interstate 90 Entrance Corridor. However, all landscaping requirements are being met as a part of this request. Generally, parking in light industrial developments should be located behind or to the side of structures in order to improve the character of industrial development. In addition, the proposed parking reduces the amount of green space in the area.

Staff recommends that the requested Major Amendment to the Planned Development be approved in conjunction with the associated Rezone and with the following stipulations:

1.	The previously approved Exception to increase the height of the structure from 45 feet to 53 feet, 4 ¾ inches is hereby acknowledged;
2.	The previously approved Exception to decrease the minimum required parking aisle width for existing parking from 26 feet to 24 feet is hereby acknowledged. All parking proposed as a part of this expansion shall comply with the requirements of the Rapid

	City Municipal Code;
3.	Planning Commission approval of the existing LED message center is hereby acknowledged. Prior to issuance of a building permit or submittal of a Final Plat application, the existing sign shall be relocated in compliance with the Rapid City Sign Code, or an agreement shall be executed with the City to allow the encroaching sign to remain within the proposed right-of-way until such time as the City determines that the sign must be removed. All signage shall comply with the requirements of the Rapid City Municipal Code. Additional LED signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
4.	Prior to issuance of a Building Permit, revised plans shall be submitted that provide a lot coverage calculation for the site. Lot coverage of existing and proposed structures and pavement shall not exceed 75 percent or an Amendment to the Planned Development shall be obtained;
5.	Prior to issuance of a building permit, revised plans shall be submitted that provide additional stormwater drainage information regarding culvert sizing and discharge from stormwater quality ponds, and verifying stormwater discharge onto adjacent property;
6.	Prior to issuance of a building permit, all redline comments shall be addressed and redlined plans shall be returned to Community Planning and Development Services, and;
7.	This Final Planned Development shall allow for the expansion of parking for a financial institution. All requirements of the Light Industrial District shall be continually maintained unless specifically stipulated as a part of this Major Amendment or a future Major Amendment. All uses permitted in the Light Industrial District shall be permitted contingent upon the provision of sufficient parking and an approved building permit. All conditional uses in the Light Industrial 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.*

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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.	ADA accessibility shall be maintained as necessary;
9.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Municipal Code;
10.	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.