



Rapid City Planning Commission

Final Planned Development Overlay Project Report

April 6, 2017

Item #5
Applicant Request(s)
Case # 17PD013 – Final Planned Development Overlay to allow vehicle sales
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development Overlay be approved with the stipulation(s) noted below.

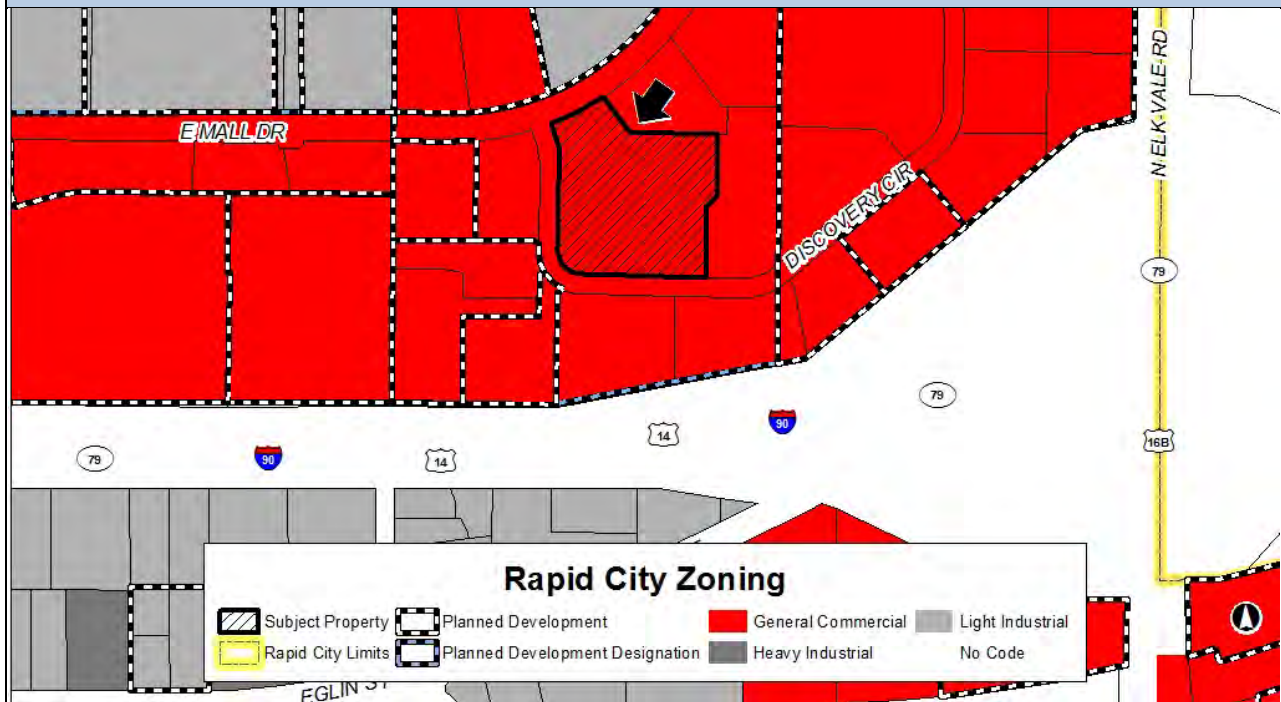
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow vehicle sales. Rice Honda sells and services ATVs, motorcycles, utility vehicles, scooters, snowmobiles, watercrafts, and trailers. In particular, the applicant is proposing to construct a 58,800 square foot building to include a showroom, service area, parts storage, and offices. The applicant has also identified an area in the proposed parking lot for use during the Sturgis Rally. The applicant is requesting an Exception to reduce the minimum required number of parking lot landscape islands from four to zero.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Rice Mall Drive Family Properties LLC	Planner: Fletcher Lacock
Property Owner: Rice Mall Drive Family Properties LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast corner of the intersection of East Mall Drive and Outfitter Road
Neighborhood	Northeast
Subdivision	Gateway Business Park Subdivision
Land Area	6.63 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Outfitter Road / East Mall Drive / Discovery Circle
Water / Sewer	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PDD	MUC	Void of structural development
Adjacent North	LI - PD	MUC	Tractor Supply Co
Adjacent South	GC - PDD	MUC	Void of structural development
Adjacent East	GC - PDD	MUC	Void of structural development
Adjacent West	GC - PD	MUC	Void of structural development

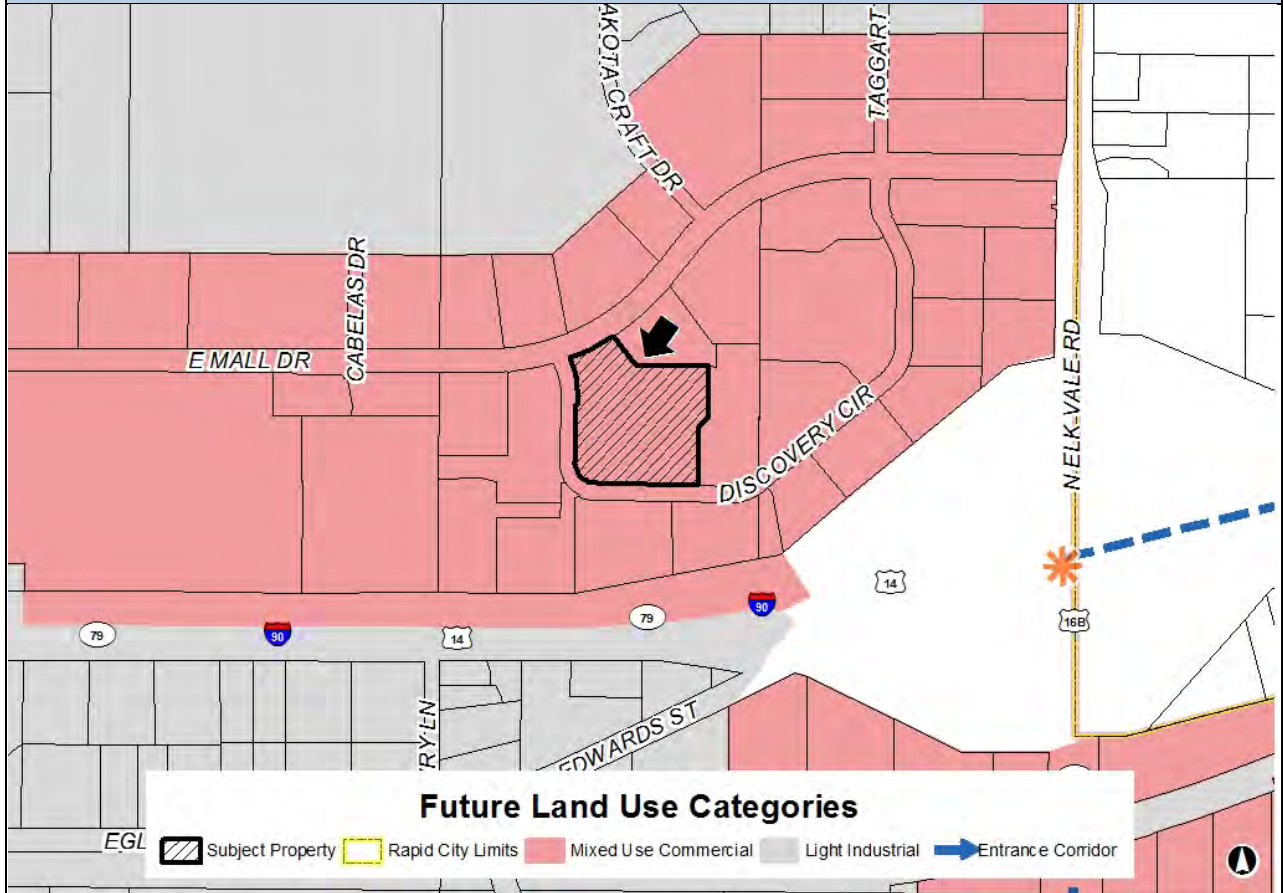
Zoning Map



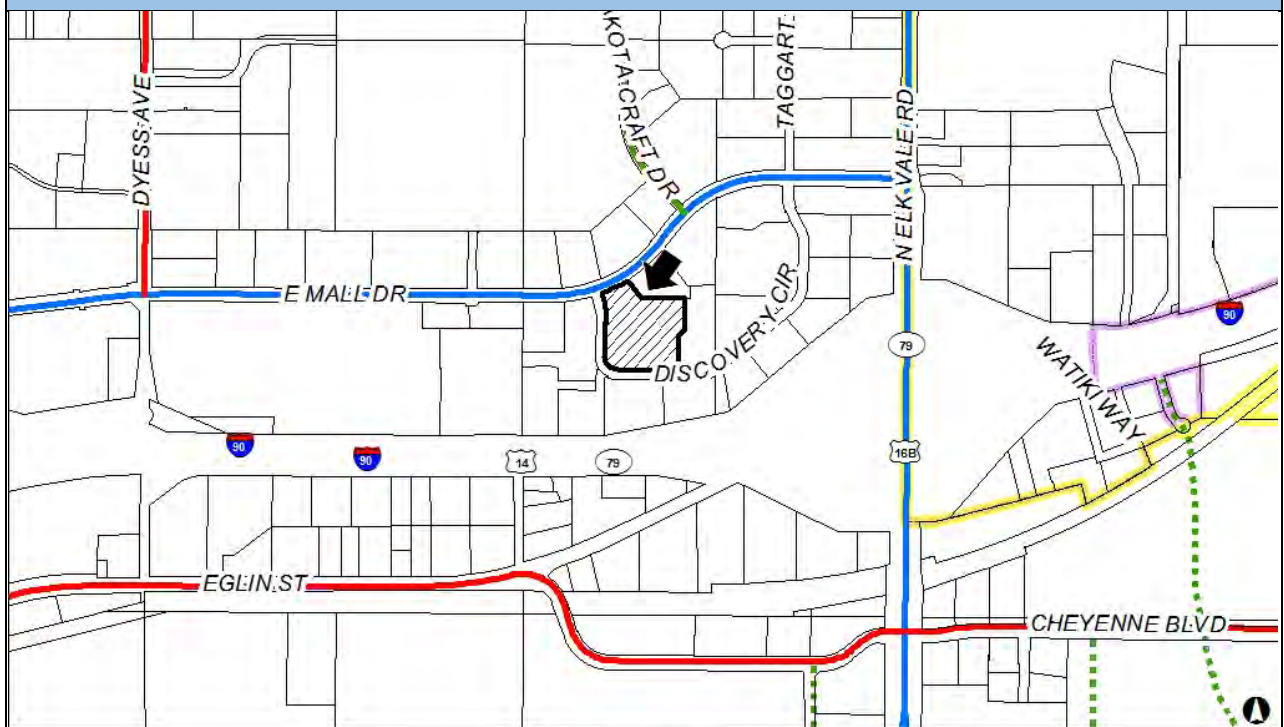
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
16PL055	05/24/2016	Final Plat	Approved
16PL032	05/11/2016	Development Engineering Plan	Approved
15PL116	02/16/2016	Preliminary Subdivision Plan	Approved
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	Approximately 288,802 square feet
Lot Width		N/A	Approximately 555 feet
Maximum Building Heights		4 stories or 45 feet	Two-story, 28 feet
Maximum Density		75%	20.4%
Minimum Building Setback:			
• Front		25 feet	225 feet
• Rear		"0" feet	57 feet
• Side		"0" feet	95 feet
• Street Side		25 feet	155 feet from Discovery Circle / 190 feet from Outfitter Road
Minimum Landscape Requirements:			
• # of landscape points		230,002	231,970
• # of landscape islands		4	Requesting an Exception to reduce to zero
Minimum Parking Requirements:			
• # of parking spaces		113 parking spaces	214 parking spaces
• # of ADA spaces		7 with one being "van accessible"	Upon submittal of a Building Permit site plan must be revised to show 7 ADA spaces with two being "van accessible"
Signage		Approximately 2,467 square feet	Proposed 370 square feet of pole signage / 946 square feet of wall signage
Fencing		8 feet	8 feet

Planning Commission Criteria and Findings for Approval or Denial	
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:	
Criteria	Findings
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 6.63 acres of land zoned General Commercial District with a Planned Development Designation. The applicant is proposing to construct a 58,800 square foot building for vehicle sales and repair.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned General Commercial District. Vehicle sales and repair are identified as permitted uses in the district. The applicant is requesting an Exception to reduce the number of parking lot islands from four to zero. The applicant has indicated that the required landscape islands will interfere with snow removal and circulation. In addition, the proposed landscaping around the perimeter of the property will provide a variety of trees and shrubs.
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	The applicant is requesting an Exception to reduce the minimum required landscape islands from four to zero. The applicant has indicated that the islands will interfere with snow removal and circulation. The site plan identifies a landscape boulevard around the perimeter of the property

<p>regulations:</p>	<p>with trees and shrubs to provide an aesthetically pleasing view from the adjacent streets. The proposed landscape buffer along East Mall Drive, Outfitter Road, and Discovery Circle will provide a vegetative buffer. As such, staff recommends that the Exception to reduce the number of landscape islands from four to zero be granted.</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>As noted above, the property is zoned General Commercial District with a Planned Development Designation. Vehicle sales and repair are identified as permitted uses in the district. The applicant has also identified an area in the parking lot for use during the Sturgis Rally. The applicant has demonstrated that sufficient parking can be provided for these events. The applicant should be aware that a Temporary Use Permit must be obtained prior to setting up tents in the parking lot for the rally.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>There are a number of concerns that the applicant must address prior to issuance of a Building Permit. The applicant should be aware that the proposed parking plan requires a minimum of seven ADA accessible parking spaces with one being "van accessible". As such, upon submittal of a Building Permit, a revised parking plan must be submitted showing seven ADA parking spaces. The Rapid City Fire Department has stated concern with the length of the parking area along the north side of the property and access for emergency vehicles. As such, prior to issuance of a Building Permit, the applicant must coordinate with the Rapid City Fire Department to ensure access to emergency apparatus around the rear of the building. In addition, prior to issuance of a Building Permit, the applicant must ensure that adequate fire flows and hydrants are provided due to the size of the proposed building.</p> <p>Public Works staff has indicated that the subject property is in violation of an Erosion and Sediment Control Permit issued in 2016 for site grading which requires stabilization of the property. As such, prior to issuance of a Building Permit, the applicant must come into compliance with the Erosion and Sediment Control Permit. In addition, Public Works staff has identified issues that must be addressed upon submittal of a Building Permit. This includes the dedication of easements and design issues. As such, upon submittal of a Building Permit, the plans must be revised to address the redline comments. A Development Engineering Plan and a Final Plat were approved in 2016 to create six lots including the subject property. Subdivision improvements were required as a part of the platting of the property. The applicant should be aware that prior to issuance of a Certificate of Occupancy, any outstanding subdivision improvements must be completed and accepted by the City.</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 applicant is requesting to waive the requirement to provide four landscape islands in the proposed parking lot. The applicant has indicated that landscape islands will negatively impact snow removal efforts and circulation. The proposed landscape plan provides a thick boulevard of landscaping along East Mall Drive, Outfitter Road, and Discovery Circle which will enhance the visual appeal of the proposed development. The proposed landscape plan</p>

	achieves the intent of the Zoning Ordinance.
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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	
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	A Balanced Pattern of Growth
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BPG-1.1A	Compact Growth: The subject property is located within Rapid City and adjacent to East Mall Drive. The subject property has recently been subdivided and subdivision improvements must be constructed and accepted by the City prior to issuance of a Certificate of Occupancy.
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	A Vibrant, Livable Community
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LC-1.1E	Context-Sensitive Design: East Mall Drive is identified as a Principal Arterial Street on the City’s Major Street Plan. East Mall Drive is a growing commercial and industrial corridor with many new vehicle sales establishments.
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	A Safe, Healthy, Inclusive, and Skilled Community
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	N/A
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	Efficient Transportation and Infrastructure Systems
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T1-2.1A	Major Street Plan Integration: East Mall Drive is identified as a Principal Arterial Street on the City’s Major Street Plan. The applicant is proposing a shared approach on East Mall Drive as well as approaches on Outfitter Road and Discovery Circle.
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	Economic Stability and Growth
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	N/A
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	Outstanding Recreational and Cultural Opportunities
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	N/A
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	Responsive, Accessible, and Effective Governance
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GOV-2.1A	Public Input Opportunities: 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 Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
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Future Land Use Plan Designation(s):	Mixed-Use Commercial
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Design Standards:	
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N/A	The property is zoned General Commercial District and vehicles sales and repair are identified as permitted uses in the district. East Mall Drive is a growing commercial and industrial corridor where similar vehicle sales establishments are locating.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast
Neighborhood Goal/Policy:	
N/A	The proposed Final Planned Development Overlay to allow vehicle sales supports the growth of East Mall Drive as a commercial and industrial corridor.

Findings
Staff has reviewed the Final Planned Development Overlay to allow vehicle sales 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 vehicle sales establishment supports the growth of East Mall Drive as a commercial and industrial corridor. The proposed use is permitted in the General Commercial District and continues the growth of auto/vehicle sales along this corridor of the City. The applicant is requesting an Exception to reduce the required number of parking lot landscape islands from four to zero to ensure ease of snow removal and to help with circulation. The proposed landscape boulevard along the perimeter of the subject property is designed to enhance the aesthetics of the area.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow vehicle sales be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the minimum required landscape islands from four to zero contingent upon the proposed landscaping along the perimeter of the property being provided. In addition, the landscape plan shall be installed and maintained in a live vegetative state and replaced when needed;
2.	Upon submittal of a Building Permit, redline comments shall be addressed;
3.	Upon submittal of a Building Permit, the site plan shall be revised to show a minimum of seven ADA accessible parking spaces with one being “van accessible”;
4.	Prior to issuance of a Building Permit, the applicant shall coordinate with the Rapid City Fire Department to ensure access to emergency apparatus around the rear of the building. In addition, prior to issuance of a Building Permit, the applicant shall ensure that adequate fire flows and hydrants are provided as required;
5.	Prior to issuance of a Building Permit, the applicant shall bring the subject property into compliance with the Erosion and Sediment Control Permit issued in 2016 for site grading;
6.	Prior to issuance of a Certificate of Occupancy, any outstanding subdivision improvements associated with the platting of the property shall be completed and accepted by the City;
7.	A Temporary Use Permit shall be obtained prior to setting up tents in the parking lot for events;
8.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or LED signage is being approved as a part of this Final Planned Development Overlay. Any electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
9.	The Final Planned Development Overlay shall allow vehicle sales and repair. All uses permitted in the General 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 General 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)	
Case # 17PD013	Final Planned Development Overlay to allow vehicle sales
Companion Case(s) #	N/A
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.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
4.	All requirements of the currently adopted Building Code shall be met;
5.	ADA accessibility shall be provided throughout the structure and site as necessary;
6.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;
7.	All construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
8.	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,
9.	All applicable provisions of the adopted International Fire Code shall continually be met.