



# Rapid City Planning Commission Planned Development Overlay Project Report

April 20, 2017

<b>Item #10</b>
<b>Applicant Request(s)</b>
Case # 17PD014 – Initial Planned Development Overlay to allow a storage area
Companion Case(s) 17RZ010 – Rezoning from General Commercial District to Light Industrial District

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that if the Planning Commission determines that the property is appropriate for industrial uses that the Initial Planned Development Overlay be approved with the stipulations noted at the end of the project report and in conjunction the associated Rezoning request.</b>

<b>Project Summary Brief</b>
<p>The applicant has submitted an Initial Planned Development Overlay to allow a storage area. On March 23, 2017, the Planning Commission directed the applicant to submit an Initial Planned Development Overlay to be heard in conjunction with a Rezoning request (File #17RZ010) from General Commercial District to Light Industrial District. The Planning Commission stated that the following issues needed to be addressed:</p> <ul style="list-style-type: none"> <li>• Truck traffic access away from East Saint Patrick Street and securing access through property to the north and west;</li> <li>• A landscape and screening buffer along East Saint Patrick Street; and,</li> <li>• Information regarding lighting and signage.</li> </ul> <p>The submitted site plan shows an industrial storage yard and identifies a 25 foot wide landscaped boulevard along East Saint Patrick Street. In addition, the site plan shows no new approaches to the proposed storage yard from East Saint Patrick Street other than the existing approach utilized for maintaining the existing billboard signs. The site plan indicates that the applicant will construct a 7 foot high chain link fence with slats to provide screening of the storage yard. The applicant’s letter of intent states that no new signage is proposed and all lighting will be interior to the site.</p>

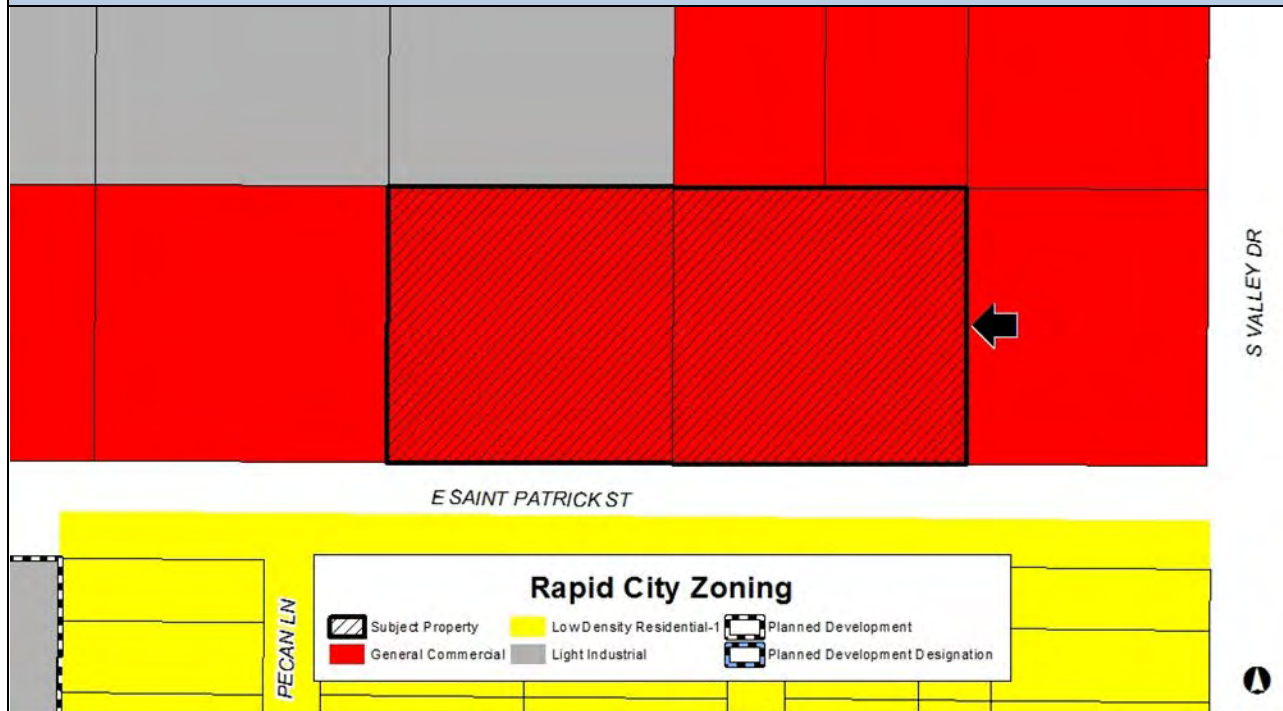
Applicant Information	Development Review Team Contacts
Applicant: Waste Connections, Inc	Planner: Fletcher Lacock
Property Owner: Epic Outdoor Advertising	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Fisk Land Surveying & Consulting Engineers Inc	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2510 East Saint Patrick Street
Neighborhood	Southeast Connector
Subdivision	Schlottman Addition
Land Area	1.84 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	East Saint Patrick Street
Water Provider	Rapid City
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric
Floodplain	Federally designated 500 year floodplain protected by levee

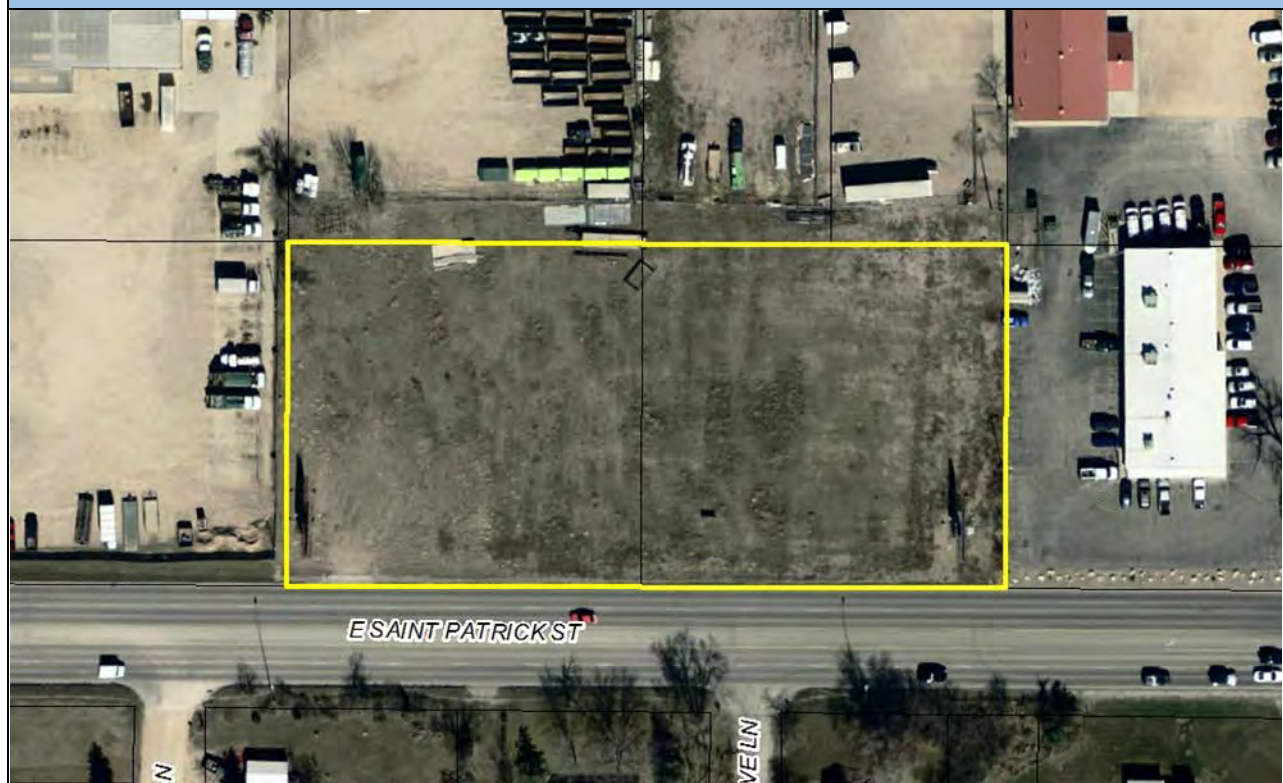
**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC–Revitalization Corridor	Two billboard signs
Adjacent North	LI and GC	LI and MUC	Outdoor storage yards
Adjacent South	LDR	LDN–Revitalization Corridor	Single-family dwellings
Adjacent East	GC	MUC–Revitalization Corridor – Revitalization Node	Valley Sports Bar and Grill
Adjacent West	GC	MUC – Revitalization Corridor	Kieffer Sanitation

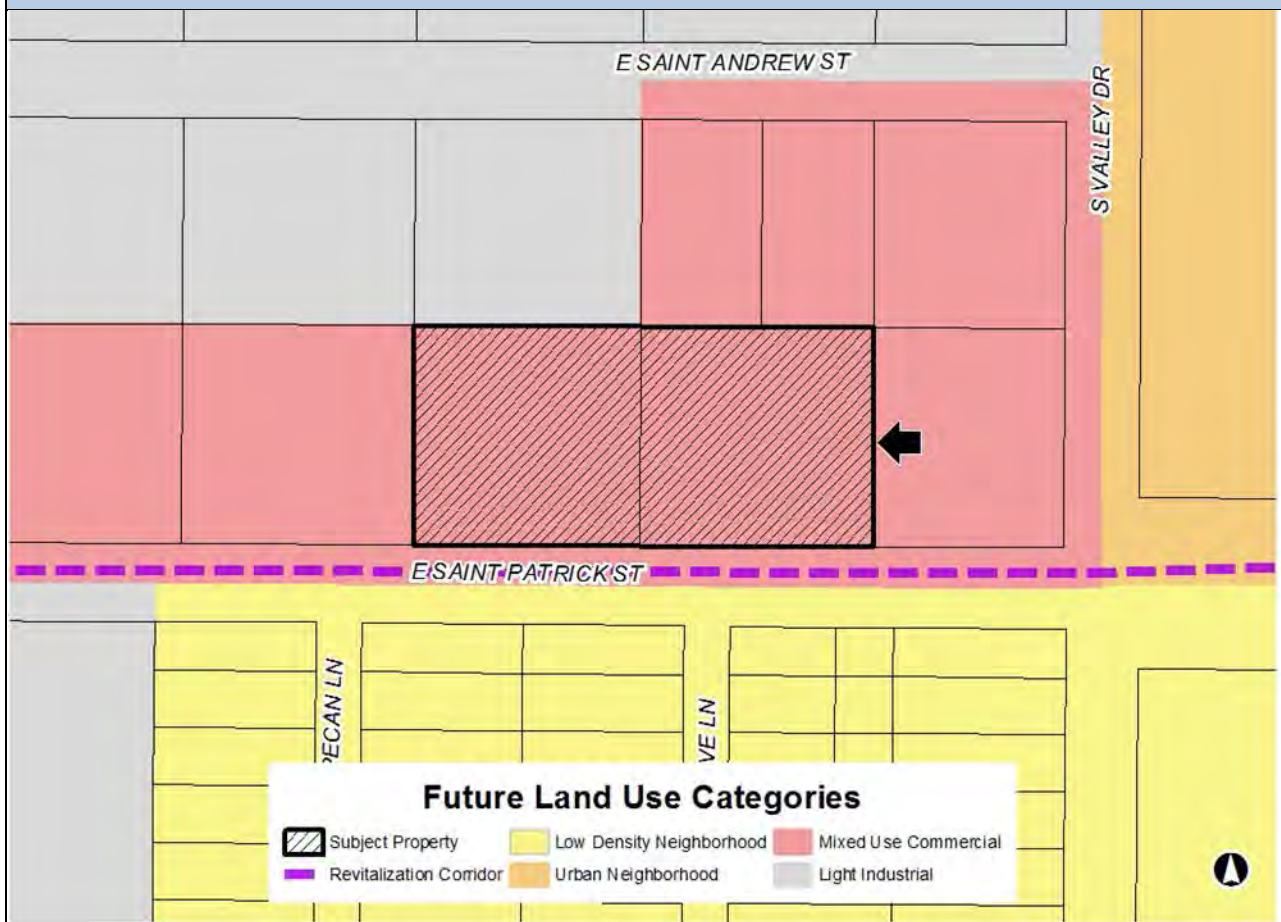
**Zoning Map**



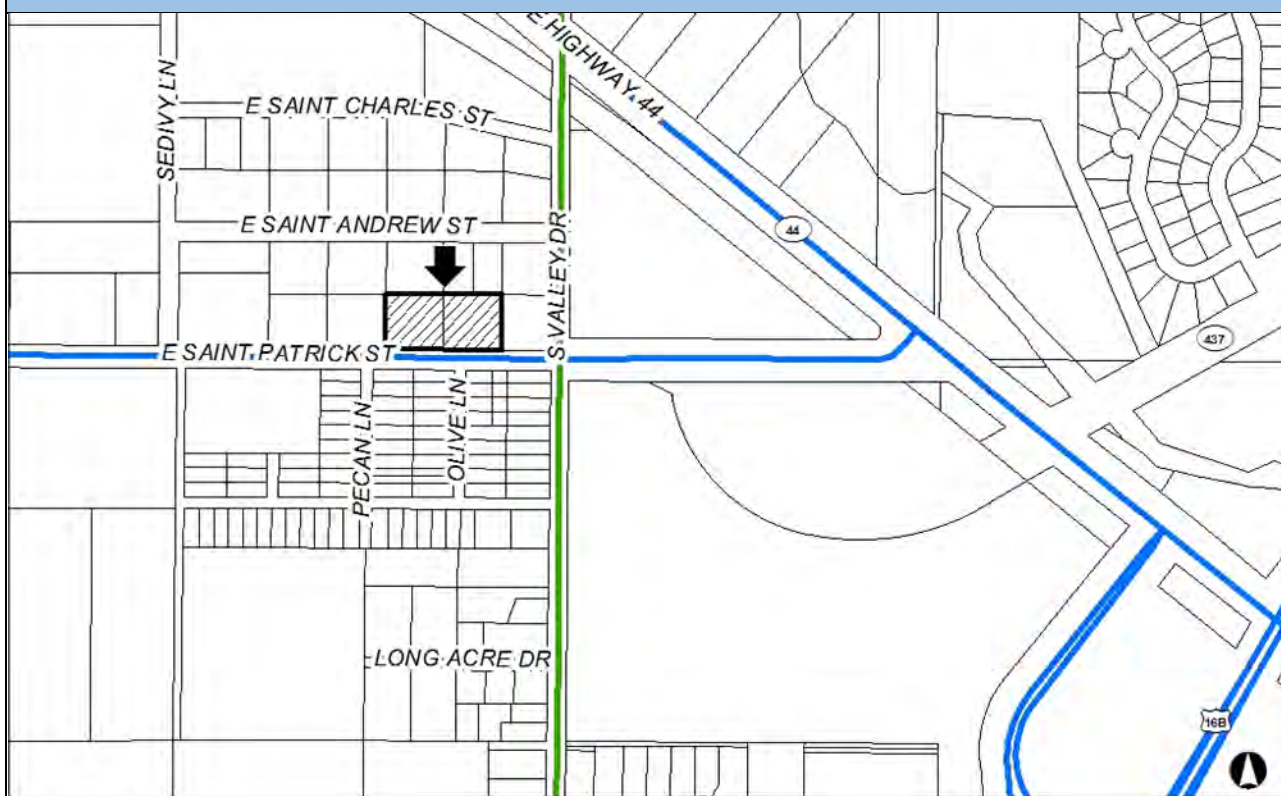
**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	Approximately 80,150 square feet	
Lot Frontage / Lot Width	N/A	Approximately 410 feet	
Maximum Building Heights	4 stories, 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	80,150	33,750	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	820 square feet allowed	Two existing legal non-conforming off-premise billboard signs	
Fencing	Maximum 8 foot high fence	Proposed 7 foot opaque chain link fence	

Planning Commission Criteria and Findings for Approval or Denial	
<p><b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Final Planned Development Overlay:</b></p>	
Criteria	Findings
<p>1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:</p>	<p>On March 23, 2017, the Planning Commission directed the applicant to submit an Initial Planned Development Overlay to be reviewed in conjunction with the associated Rezoning request (File #17RZ010) from General Commercial District to Light Industrial District. The Planning Commission stated that the following issues needed to be addressed:</p> <ul style="list-style-type: none"> <li>• Truck traffic access away from East Saint Patrick Street and securing access through property to the north and west;</li> <li>• A landscape and screening buffer along East Saint Patrick Street; and,</li> <li>• Information regarding lighting and signage.</li> </ul> <p>The applicant submitted a site plan identifying that the property will be used for industrial storage. A seven foot high chain link fence with slats will be constructed and set back 25 feet from the property line along East Saint Patrick Street. In addition, sidewalk is proposed along East Saint Patrick Street and a 25 foot wide landscape buffer. The applicant has identified that the existing approach from East Saint Patrick Street will remain but is only to be used for maintenance of the existing billboard signs. No new approaches are proposed along East Saint Patrick Street. The applicant has also stated that no new signage is proposed and that any new lighting will be interior to the</p>

	storage area.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant has also submitted a Rezoning request (File #17RZ010) to change the land use designation from General Commercial District to Light Industrial District. On March 23, 2017, the Planning Commission directed the applicant to submit an Initial Planned Development Overlay application to be heard in conjunction with the associated Rezoning request.
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 Exceptions. The applicant should be aware that the landscape plan submitted with the Initial Planned Development does not meet the requirements as set by the landscape code as per Chapter 17.50.300 of the Rapid City Municipal Code. The site plan identifies a total of 33,750 landscape points. A minimum of 80,500 landscape points are required. As such, upon submittal of a Final Planned Development overlay a landscape plan must be submitted in compliance with Chapter 17.50.300 of the Rapid City Municipal Code or the applicant must request an Exception. In addition, the Parks Department and Urban Forester have indicated that Japanese Maples are not appropriate for South Dakota's temperate zone and that spruce and juniper may have a negative impact on sight triangles. As such, staff suggests that the proposed landscape plan be amended to provide heartier plant varieties more in keeping with the climate. The Parks and Recreation Department has indicated that there is a recommended tree list for Rapid City that the applicant can review. In addition, upon submittal of a Final Planned Development Overlay application, the landscape plan must be revised to remove landscaping from the parking space for the billboard sign.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	As noted above, the applicant has also submitted a Rezoning request from General Commercial District to Light Industrial District. If the Planning Commission determines that the Initial Planned Development to allow industrial storage is an appropriate use for the property, then staff recommends that the Initial Planned Development Overlay be approved with the stipulations noted below and in conjunction with the associated Rezoning.
5. Any adverse impacts will be reasonably mitigated:	The applicant is not proposing any new approaches along East Saint Patrick Street. However, the applicant has not addressed how access will be secured from the adjacent properties. As such, upon submittal of a Final Planned Development, the applicant must submit a recorded Developmental Lot Agreement or recorded access easement to ensure that access is provided. In addition, upon submittal of a Final Planned Development Overlay application, a site plan must be submitted for review and approval identifying paved vehicle maneuvering.
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, the applicant is not requesting any Exceptions with this Initial Planned Development Overlay application. The applicant should be aware that upon submittal of a Final Planned Development Overlay, a revised landscape plan must be submitted in compliance with Chapter 17.50.300 of the Rapid City Municipal Code or the applicant must request an Exception. The site plan identifies a total of 33,750 landscape points. A minimum of 80,150 landscape points must be provided or an irrigated or

	non-irrigated landscape design must be provided. The irrigated or non-irrigated landscape option requires that the landscape buffer extend 75 feet along the side lot lines.
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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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-1.1A	<b>Compact Growth:</b> Kiefer Sanitation is proposing to expand their storage area.
	<b>A Vibrant, Livable Community</b>
	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration:</b> East Saint Patrick Street is identified as a Principal Arterial Street on the City’s Major Street Plan.
	<b>Economic Stability and Growth</b>
EC-3.1C	<b>Other Employment Areas:</b> The Initial Planned Development Overlay and the associated Rezoning request do not support the development of mixed-use commercial. The current zoning designation serves as a buffer between the industrial uses to the north and an established residential neighborhood located on the south side of East Saint Patrick Street.
	<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 Initial 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 Initial Planned Development Overlay 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>Mixed-Use Commercial / Revitalization Corridor</b>
<b>Design Standards:</b>	
N/A	The future land use designation of the subject property is Mixed-Use Commercial abutting a Revitalization Corridor and the current zoning is General Commercial District. The property is currently void of structural development other than two billboard signs. The current zoning designation serves as a buffer between an established residential neighborhood to the south and an industrial corridor to the

	north. However, if the Planning Commission determines that the industrial use is appropriate at this location, staff recommends that the Initial Planned Development Overlay be approved with the stipulations noted below and in conjunction with the associated Rezoning request.
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**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood: Southeast Connector</b>	
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1B	<b>Employment Area:</b> The Southeast Connector Neighborhood Area goals support buffering residential uses from heavier industrial uses. In this area, the General Commercial District serves as the buffer and supports the goal of a mixed-use commercial development along a Revitalization Corridor. Future development at the identified Revitalization Node will be a mix of commercial, multi-family and single-family residential.
SEC-NA1.1D	<b>Mixed-Use Development:</b> The Initial Planned Development Overlay and the associated Rezoning request to Light Industrial District do not support the future land use designation of Mixed-Use Commercial along a Revitalization Corridor. The proposed Rezoning request would weaken a buffer between an established residential neighborhood and an industrial corridor.

**Findings**

Staff has reviewed the Initial Planned Development Overlay to allow a storage area 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. On March 23, 2017, the Planning Commission directed the applicant to submit an Initial Planned Development Overlay to be heard in conjunction with a Rezoning request (File #17RZ010) from General Commercial District to Light Industrial District. The Planning Commission stated that the following issues need to be addressed:

- Truck traffic access away from East Saint Patrick Street and securing access through property to the north and west;
- A landscape and screening buffer along East Saint Patrick Street; and,
- Information regarding lighting and signage.

The applicant has submitted a site plan and letter of intent that identify no new approach from East Saint Patrick Street and a proposed 25 foot wide landscape buffer from the property line. The applicant has also stated that no new signage is proposed and that lighting will be interior to the site. The Development Review Team recommends that if the Planning Commission determines that the property is appropriate for industrial uses, that the Initial Planned Development Overlay be approved with the stipulations noted below and in conjunction the associated Rezoning request.

**Planning Commission Recommendation and Stipulations of Approval**

The Development Review Team recommends that if the Planning Commission determines that the property is appropriate for industrial uses that the Initial Planned Development Overlay be approved in conjunction the associated Rezoning request and with the following stipulations:

1.	A Final Planned Development Overlay shall be submitted for review and approval;
2.	Upon submittal of a Final Planned Development Overlay application, a revised landscape plan shall be submitted in compliance with Chapter 17.50.300 of the Rapid City Municipal Code or an Exception shall be obtained to reduce the minimum required landscape points or to waive the irrigated landscape alternative requirement to extend along the side lot lines 75 feet. In addition, the landscape plan shall be revised to show that landscaping does not interfere with the existing approach;
3.	Upon submittal of a Final Planned Development Overlay application, a site plan shall be submitted for review and approval identifying paved vehicle circulation aisles;
4.	Upon submittal of a Final Planned Development Overlay application, a lighting plan shall be submitted for review and approval;
5.	Upon submittal of a Final Planned Development Overlay application, a fence detail shall be submitted for review and approval;
6.	Upon submittal of a Final Planned Development Overlay application, a copy of a

	recorded Developmental Lot Agreement or access easement shall be submitted for review and approval; and,
7.	The Initial Planned Development Overlay shall allow for a a storage area. Any change in use shall require the review and approval of a Final Planned Development Overlay.





## 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 # 17PD014</b>	Initial Planned Development Overlay to allow a storage area
<b>Companion Case(s) #</b>	17RZ010 – Rezoning from General Commercial District to Light Industrial District
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment to the Planned Development;
6.	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,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.