



Rapid City Planning Commission

Final Planned Development Overlay Project Report

June 22, 2016

Item #3
Applicant Request(s)
Case # 17PD024 – Final Planned Development Overlay to allow a pet store
Companion Case(s) N/A

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

Project Summary Brief
<p>The applicant has submitted a Final Planned Development Overlay to allow a pet store in the General Commercial District. In particular, the applicant is proposing to construct a 2,700 square foot pet store with a 440 square foot storage area to be known as “Healthy Paws”. The pet store will include food and other items for the care of pets. No animals will be sold or kenneled at the pet store.</p> <p>The building will be one story with wood construction in brown earth tones, dryvit around the bottom of the exterior of the structure and beam accents.</p> <p>The store will be open seven days a week, 9:00 am to 6:30 pm Monday through Friday, 9:00 am to 5:00 pm Saturday and 11:00 am to 3:00 pm on Sunday. The applicant anticipates having five employees.</p> <p>There are no Exceptions being requested as a part of this Final Planned Development.</p>

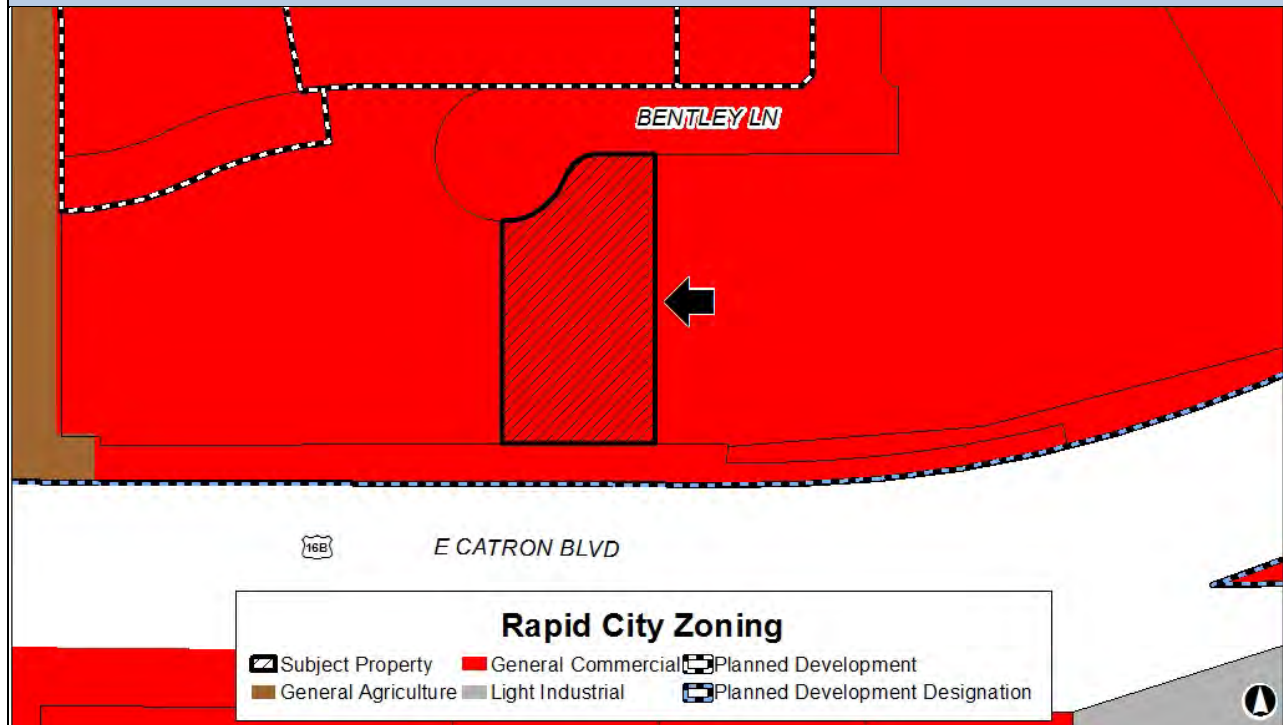
Applicant Information	Development Review Team Contacts
Applicant: Linda and Tom Ingalls	Planner: Vicki L. Fisher
Property Owner: GHR Enterprises, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: Britton Engineering & Land Surveying, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South and west of the intersection of Bentley Lane and Shelby Avenue
Neighborhood	South Robbinsdale
Subdivision	North 80 Subdivision
Land Area	0.72 acres or 31,363.2 square feet
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Bentley Lane
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC-PDD	EC	Void of structural development
Adjacent North	GC-PD	EC	Restaurant (Taco Bell)
Adjacent South	GC	EC	Storage Units
Adjacent East	GC-PDD	EC	Void of structural development
Adjacent West	GC-PD	EC	Void of structural development

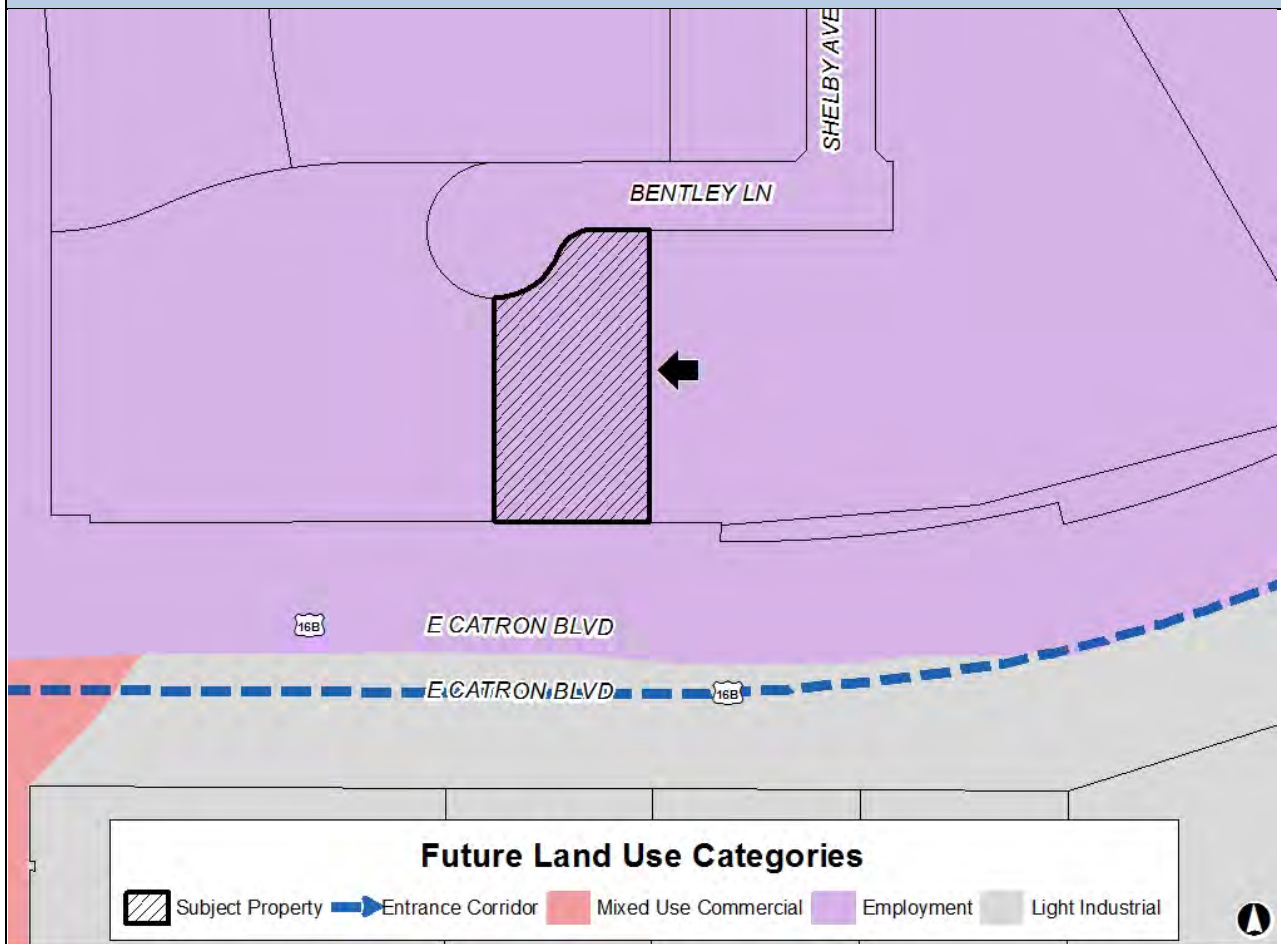
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property (hatched box)
- Rapid City Limits (yellow outline)
- Collector (green line)
- Proposed collector (dotted green line)
- Principal arterial (blue line)
- Proposed principal arterial (dotted blue line)
- Proposed minor arterial (dotted red line)

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	31,363.2 square feet	
Lot Width	N/A	Approximately 133 feet	
Maximum Building Heights	4 stories or 45 feet	One story	
Maximum Density	75%	10 %	
Minimum Building Setback:			
• Front	25 feet	25 feet from East Stumer Road	
• Rear	"0" feet	125 feet	
• Side	"0" feet	90 feet (west)/10 feet (east)	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	28,120	28,841	
• # of landscape islands	0	0	
Minimum Parking Requirements:			
• # of parking spaces	14	14	
• # of ADA spaces	1 "van" accessible	1 "van" accessible	
Signage	Two square feet for every linear square foot of frontage	37.4 square foot wall sign	
Fencing	8 feet	None proposed	

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 an 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 zoned General Commercial District with a Planned Development Designation. A Final Planned Development Overlay must be approved prior to issuance of a Building Permit. The property is approximately 31,363.2 square feet in size. A pet store is a permitted use in the district. The property is relatively flat but has three street frontages on the north, south and east property lines.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	As previously noted, a pet store is a permitted use in the General Commercial District. The applicant is not requesting any Exceptions as a part of the development of the site. The application of the regulations does not create a practical difficulty or undue hardship to this piece of property.
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:	As previously noted, the applicant is not requesting any Exceptions as a part of this application.
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 General Commercial District with a Planned Development. A pet store is a permitted use in the district.
5. Any adverse impacts will be reasonably mitigated:	Engineering staff have identified a few minor red line comments on the construction plans that must be addressed upon submittal of a building permit application.

	Please note that the applicant is meeting all of the setback, parking, landscaping, signage and lighting requirements as a part of developing the property. In addition, the applicant has indicated that animals will not be sold or kenneled from the property. As such, it is not anticipated that the use of the property as proposed will create any adverse impacts.
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 previously noted, the applicant is not requesting any Exceptions as a part of this application.

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-1.1A	Compact Growth: The proposed pet store is located within the city limits with access to existing public infrastructure including Rapid City water and sewer and paved streets.
 A Vibrant, Livable Community	
LC-5.1A	Varied Activity Centers: The property is located within an identified Community Activity Center associated with the Wal-Mart Supercenter area. The Final Planned Development Overlay supports the commercial growth and services provided for this area of the city.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: East Stumer Road is identified as a Collector Street on the City's Major Street Plan and serves as access to the property via Bentley Lane.
 Economic Stability and Growth	
EC-3.1C	Other Employment Areas: The property is located in the Wal-Mart Supercenter Community Activity Center and supports the growth and development of the area.
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
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 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Employment Center / Community Activity Center
Design Standards:	
N/A	Employment Centers identify supporting commercial/retail as a secondary use.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale
Neighborhood Goal/Policy:	
N/A	The proposed Final Planned Development Overlay to construct a pet store supports the growth of a Community Activity Center and provides the services needed to support a growth in residential and employment growth in the area.

Findings	
Staff has reviewed the Final Planned Development to construct a pet store 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 pet store provides a service to encourage the growth of residential and employment opportunities adjacent to an established and growing Community Activity Center. In addition, a pet store is a permitted use in the General Commercial District. The operation and design of the pet store should not create any adverse impacts.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development to construct a pet store be approved with the following stipulations:	
1.	Upon submittal of a building permit application, the construction plans shall be revised to provide details for the porous landscape detention pond outlet pipe and rip rap;
2.	Upon submittal of a building permit application, the site plan shall show the turning movements for any anticipated delivery trucks;
3.	Upon submittal of a building permit application, the property owner shall sign the erosion and sediment control plan sheet;
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 shall allow for a pet store with storage as per the applicant's operational plan. Permitted uses within the General Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use 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 #17PD024	The Final Planned Development to allow a pet store
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 prior to disturbance of earth greater than one acre;
3.	A Right-of-way Permit shall be obtained prior to any work in the right-of-way;
4.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
5.	All requirements of the currently adopted Building Code shall be met;
6.	All requirements of the International Fire Code shall be met;
7.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
8.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
9.	ADA accessibility shall be maintained throughout the site as necessary; and,
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.