



# Rapid City Planning Commission

## Planned Development Project Report

June 22, 2017

<b>Item 4</b>
<b>Applicant Request(s)</b>
Case # 17PD028, a Final Planned Development Overlay to allow a commercial structure

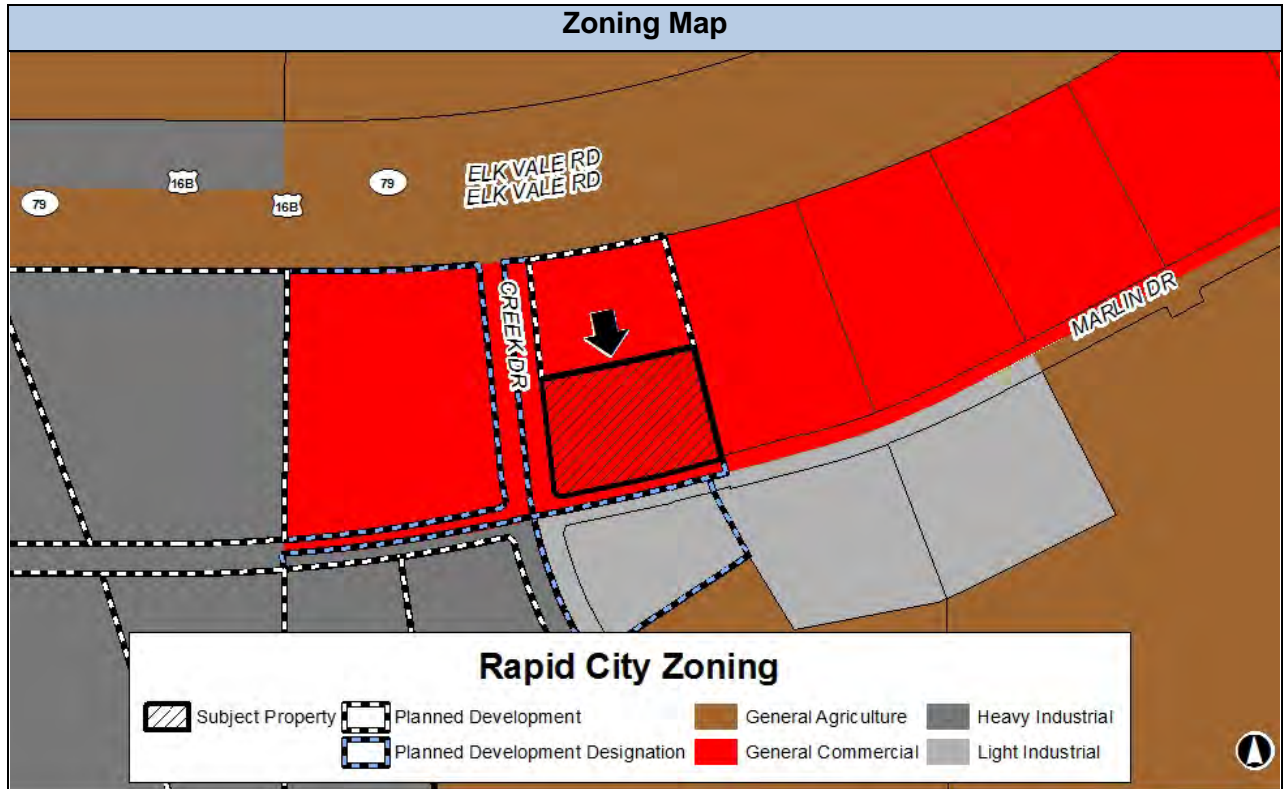
<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Final Planned Development Overlay to a commercial structure be approved with the stipulations noted below.

<b>Project Summary Brief</b>
The applicant has submitted a Final Planned Development Overlay request to construct a 15,977 square foot commercial structure. The building will consist of six separate units available for lease. The use of the building is intended to serve tenants that will require a small office area and a larger warehouse area. The applicant anticipates that the 15,977 square foot structure will include approximately 4,357 square foot of office space and 11,621 square foot of warehouse space. The applicant is not requesting any Exceptions to the Zoning Ordinance. All parking, landscaping, setbacks, lot coverage, building height, signage, and lighting requirements will be met as a part of the Final Planned Development.

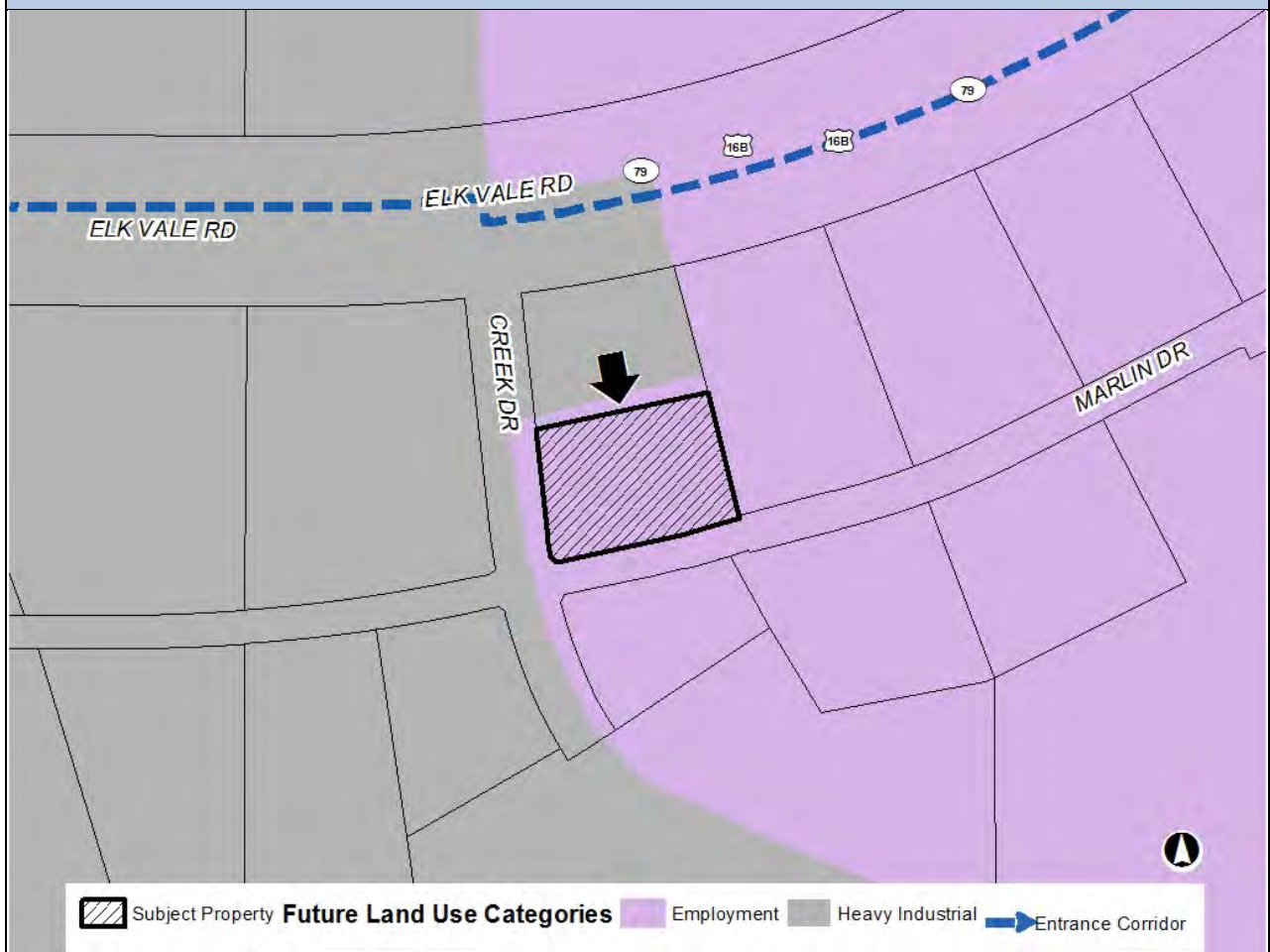
<b>Development Review Team Contacts</b>	
Applicant: Pro-Mark Services, Inc.	Planner: Vicki L. Fisher
Property Owner: Marlin Creek Holdings, LLC	Engineer: Nicole Lecy
Architect: Geiger Architecture	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Northeast of the intersection of Marlin Drive and Creek Drive
Neighborhood	Southeast Connector Neighborhood
Subdivision	Marlin Industrial Park
Land Area	1.79 acres, approximately 77,973 square feet
Existing Buildings	No structural development
Topography	Generally level
Access	Marlin Drive/ Creek Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	N/A

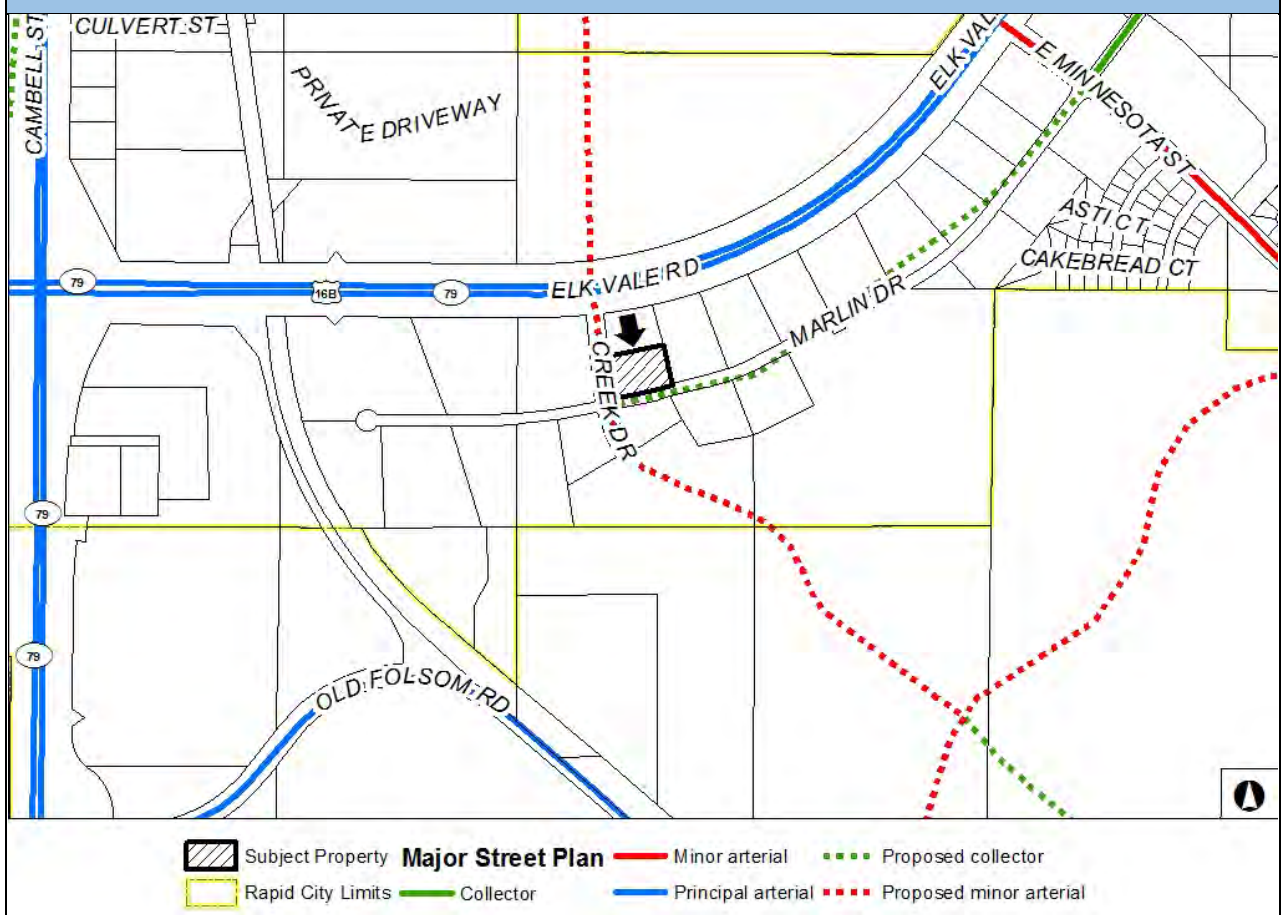
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/Initial PD	Employment area	No structural development
Adjacent North	GC/PD	Heavy Industrial, Entrance Corridor	No structural development
Adjacent South	LI/PDD	Employment area	No structural development
Adjacent East	GC	Employment area	No structural development
Adjacent West	GC/PDD	Heavy Industrial	No structural development



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan










<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
07PD092	10/30/08	Planned Development Designation	Staff approved
16PD048	10/27/16	Initial Planned Development	Approved by Planning Commission
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed/Existing</b>	
Lot Area	No minimum required	1.79 acres, approximately 77,973 sq ft.	
Lot Frontage	No minimum required		
Maximum Building Heights	4 stories, 45 ft.	1 story, less than 45 ft.	
Maximum Density	75%	Less than 24.75%	
Minimum Building Setback:			
• Front	25 ft to Marlin Drive	28 ft	
• Rear	0 ft to proposed property lines, 0 feet to eastern property lines	N/A	
• Side	0 ft to existing north property lined. 0 ft to proposed property lines	N/A	
• Street Side	25 ft to Creek Drive	26 ft	
Minimum Landscape Requirements:			
• # of landscape points	61995 points required	62,226 points provided	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	34 spaces required	36 spaces	
• # of ADA spaces	2 accessible, 1 being van accessible	2 accessible, 1 being van accessible	
Signage	Per RCMC	Per RCMC	
Fencing	Per RCMC	Per RCMC	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
	<b>Findings</b>
1. There are certain conditions pertaining to the particular piece of property in question because of its size shape, or topography;	The subject property is comprised of approximately 1.79 acres of grass-covered, generally level land. There are no issues pertaining to this property 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;	The General Commercial District is intended to provide to the retail, sales, and services of the community. As previously indicated, the applicant is proposing to construct a 15,977 square foot commercial building with six individual units. Each unit will consist of an approximate 725 square foot office area and a 1,935 square foot storage area. The office use with an associated storage area is a permitted use in the General Commercial District. The application of these regulations does not create a practical difficulty or undue hardship.
3. Exceptions to the underlying zoning district, if granted, would not cause undue	The applicant has not request any Exceptions to the underlying zoning district. All parking, landscaping, setbacks, lot coverage, building height, signage, and lighting requirements will be met as a part of the Final Planned Development.

hardship to the public good or impair the purposes and intent of these regulations;	
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	The proposed office use with an accessory storage area for each unit is a permitted use in the General Commercial District. A literal interpretation of the Zoning Ordinance does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	As previously identified, the proposed uses are permitted within the General Commercial District. It is not anticipated that the proposed use will generate nuisances creating 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.	The applicant is not requesting any Exceptions to the Zoning Ordinance. All parking, landscaping, setbacks, lot coverage, building height, signage, and lighting requirements will be met as a part of the Final Planned Development.

**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-3.1A	<u>Balanced Uses</u> : The proposed Final Planned Development Overlay will support the ongoing objective of providing a balanced mix of residential, commercial, industrial uses across the community.
 <b>A Vibrant, Livable Community</b>	
N/A	N/A
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
N/A	N/A
 <b>Efficient Transportation and Infrastructure Systems</b>	
N/A	N/A
 <b>Economic Stability and Growth</b>	
N/A	N/A
 <b>Outstanding Recreational and Cultural Opportunities</b>	
N/A	N/A
 <b>Responsive, Accessible, and Effective Governance</b>	

GOV-2.1A	<u>Public Input Opportunities:</u> The Final Planned Development requires notification of surrounding property owners 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 Planned Development
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**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b> Employment Area	
<b>Design Standards:</b>	
GDP-EA	<u>General Design Principles for Employment Areas:</u> Design principles for employment areas should incorporate some, if not most, of the following design principles: <ul style="list-style-type: none"> <li>• Organizing buildings to enclose and frame streets, parking lots, and gathering spaces.</li> <li>• Avoid blank walls and limited architectural details.</li> <li>• Break larger structures into multiple building volumes and masses.</li> <li>• Limit building height to those of the adjacent neighborhood.</li> <li>• Mitigate light, odor, dust, noise, air and water pollution.</li> </ul> The proposed use and design of the property meets these principles.

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b> Southeast Connector Neighborhood	
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1E	<u>Entrance Corridors:</u> This goal encourages coordinated signage, landscaping and development planning to enhance each corridor’s unique characteristics and appearance. The property is located south of Elk Vale Road, an entrance corridor with a mix of commercial and industrial uses. The development of this property is similar to the existing and proposed commercial and industrial uses along Elk Vale Road. The applicant is proposing to provide a cohesive land design plan similar to the development of the adjacent properties. In addition, the proposed development will increase the variety and type of businesses located in this developing industrial/commercial park.

**The Development Review Team Recommends that the request for an Final Planned Development be approved for the following reasons:**

•	Providing a commercial building for businesses that require a small office area with a larger storage area meets a growing need for many small businesses in our community.
•	The development of this property is similar to the existing and proposed commercial and industrial uses along Elk Vale Road. The applicant is proposing to provide a cohesive land design plan similar to the development of the adjacent properties. In addition, the proposed development will increase the variety and type of businesses located in this developing industrial/commercial park.

**Staff recommends that the requested Final Planned Development be approved with the following stipulations:**

1.	All signage shall comply with the requirements of the Rapid City Sign Code. No Light Emitting Diode (LED) message centers are being approved as a part of this Final Planned Development. The addition of any LED message centers shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
2.	Prior to issuance of a building permit, a drainage easement shall be secured to accommodate the drainage to be discharged onto the lot to the north on the west side of the property. A copy of the recorded easement shall be submitted with the building permit;

3.	Prior to issuance of a building permit, an easement shall be secured for the fire hydrant located inside the south property line. A copy of the recorded easement shall be submitted with the building permit; and,
4.	The Final Planned Development shall allow the property to be used for offices with accessory storage. All requirements of the General Commercial District shall be met unless specifically authorized as a part of this Final Planned Development or Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses in the General Commercial 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.*

Applicant Request(s)	
<b>Case #17PD028</b>	The Final Planned Development to allow a commercial structure for office use with accessory storage
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.	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 throughout the site as necessary;
9.	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; and,
10.	The proposed building shall have only one sewer service and one water service.