



Rapid City Planning Commission

Final Planned Development Overlay Project Report

July 27, 2017

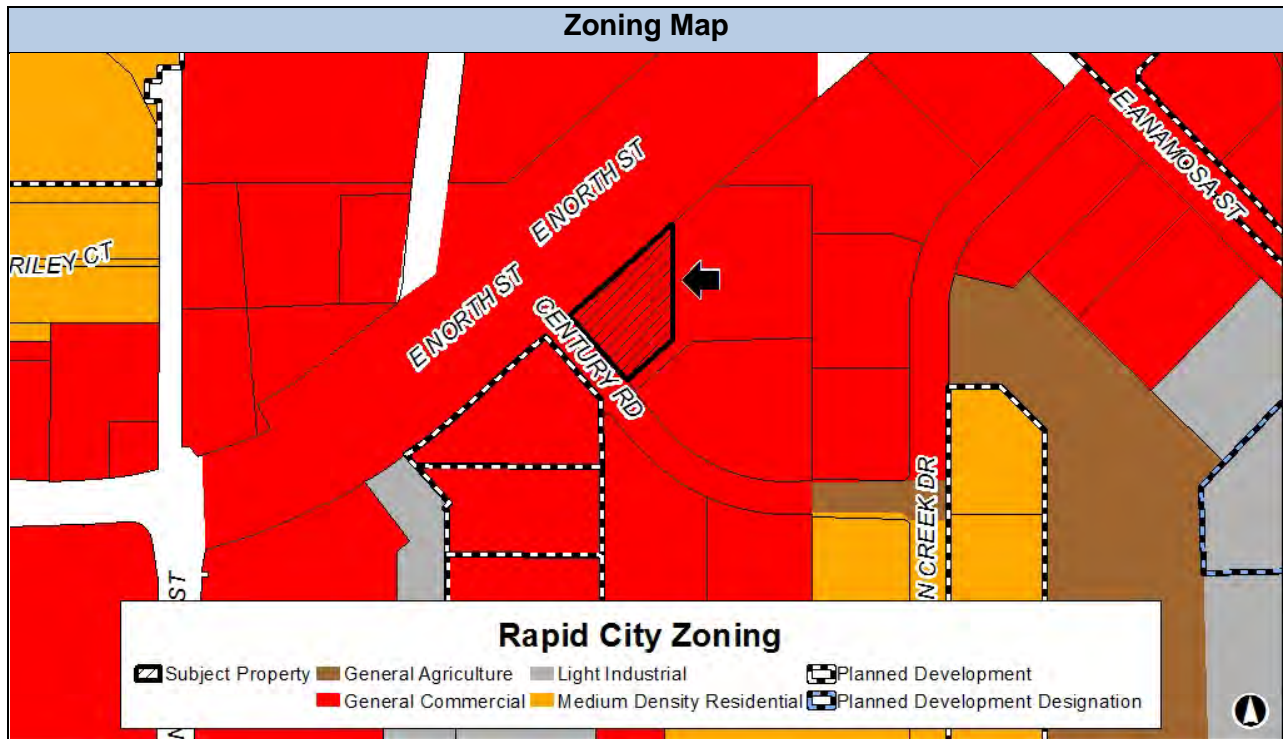
Item #4
Applicant Request(s)
Case # 17PD026 – Final Planned Development Overlay to construct a drive-in restaurant
Companion Case(s) N/A

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

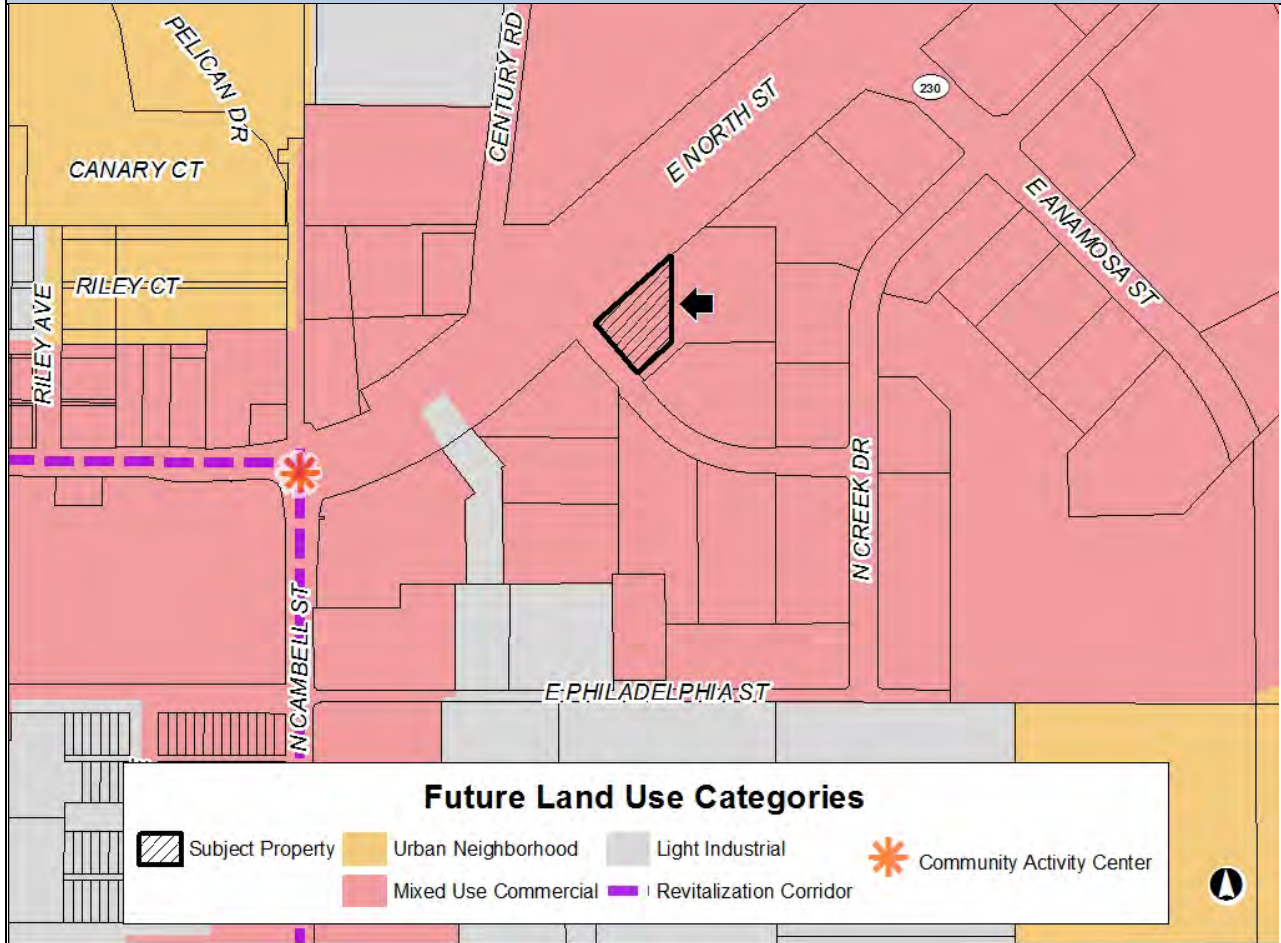
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to construct a drive-in restaurant in the General Commercial District. In particular, the applicant is proposing to construct a “Sonic” restaurant measuring 1,608 square feet in size with indoor and outdoor seating and a drive-thru window. The proposed development will include a 12-stall drive-in service area with a canopy. The applicant is requesting an Exception to reduce the minimum required side yard setback that abuts East North Street from 25 feet to 6 feet and to reduce the minimum required front yard setback from Century Road from 25 feet to 19 feet for the proposed canopy.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Nathan Jackson	Planner: Fletcher Lacock
Property Owner: Jeanne and Gloria Wieseler	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Britton Engineering & Land Surveying, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	502 Century Road
Neighborhood	Elk Vale Road
Subdivision	Vista Ridge Subdivision
Land Area	0.86 acres (37,462 square feet)
Existing Buildings	Void of structural development
Topography	Level
Access	Century Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

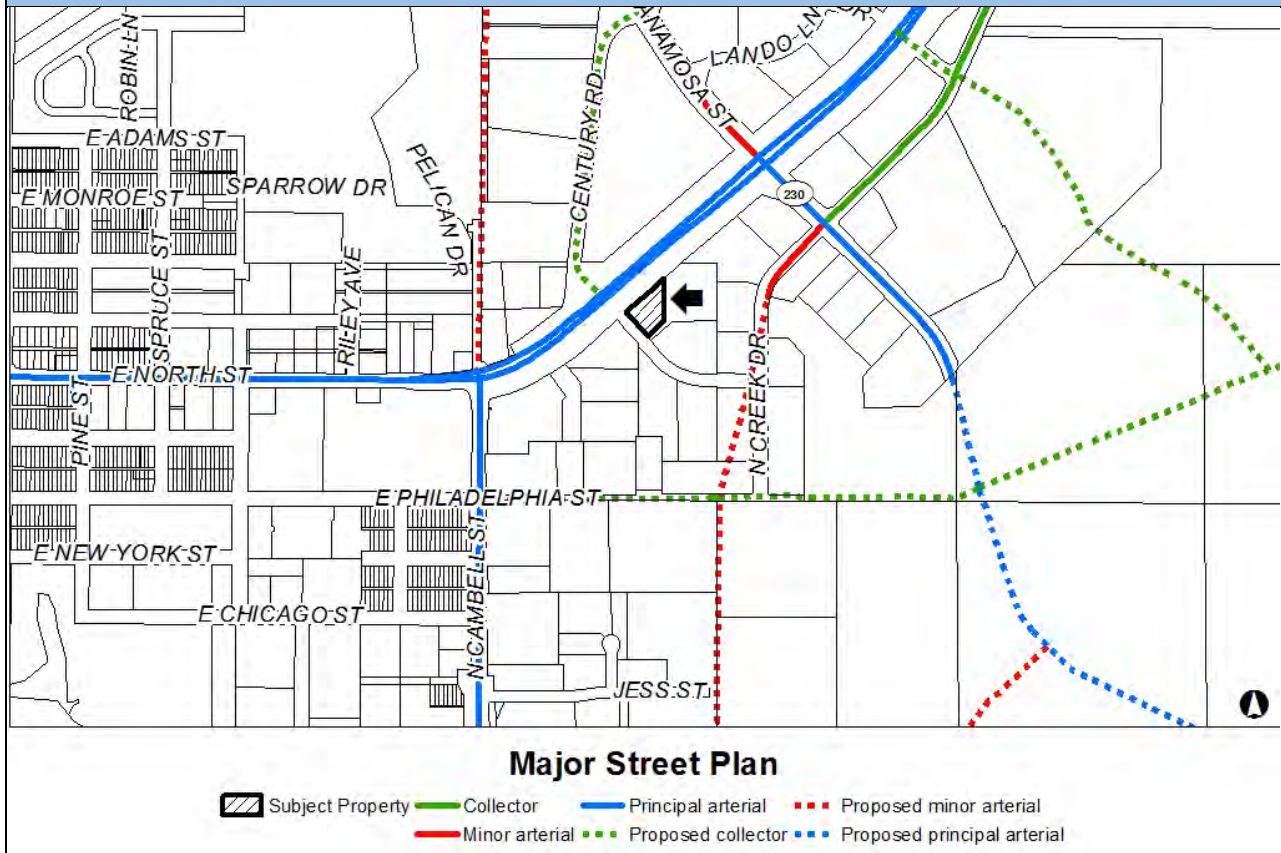
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Void of structural development
Adjacent North	GC	MUC	Void of structural development
Adjacent South	GC	MUC	Void of structural development
Adjacent East	GC	MUC	Strip mall
Adjacent West	GC w/PD	MUC	Fast food restaurant



Comprehensive Plan Future Land Use



Parks or Transportation Plan




Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	37,462 Square feet
Lot Frontage / Width		N/A	Approximately 180 feet
Maximum Building Heights		4 stories, 45 feet	1 story
Maximum Density		75%	12%
Minimum Building Setback:			
• Front		25 feet	Requesting an Exception to reduce to 19 feet
• Rear		0 feet	42 feet
• Side		0 feet	100 feet
• Street Side		25 feet	Requesting an Exception to reduce to 6 feet
Minimum Landscape Requirements:			
• # of landscape points		32,846	36,800
• # of landscape islands		1	1
Minimum Parking Requirements:			
• # of parking spaces		32	33
• # of ADA spaces		2	2
Signage		Pursuant to RCMC	Wall signs and a pole sign
Fencing		Pursuant to RCMC	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 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 subject property is zoned General Commercial District and is currently void of any structural development.
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 and a drive-in restaurant is identified as a permitted use.
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 proposing to construct a canopy over the proposed 12 drive-in parking spaces along East Saint North Street. The applicant is subsequently requesting Exceptions to reduce the minimum required front yard setback from Century Road from 25 feet to 19 feet and to reduce the minimum required side yard setback that abuts East North Street from 25 feet to 6 feet to allow the proposed canopy. The proposed canopy does not have side walls which will ensure that visibility is maintained. In addition, the six foot setback from East North Street right-of-way ensures that vehicles will not overhang into the right-of-way. For these reasons, staff recommends that the Exception requests for the canopy be granted.
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 property is zoned General Commercial District and a drive-in restaurant is identified as a permitted use.
5. Any adverse impacts will be	The applicant has submitted a Traffic Impact Study for

reasonably mitigated:	review and approval which identifies that no street improvements are required with the proposed development. The applicant should be aware that prior to issuance of a Certificate of Occupancy, an executed and recorded access maintenance agreement for the shared access from Century Road must be submitted for review and approval.
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 has indicated that there are two additional "Sonic" restaurants located in Rapid City with similar designs. The proposed canopy does not impede visibility and the proposed setback reductions will ensure that vehicles do not encroach into the public right-of-way.

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 restaurant is located northeast of an identified Community Activity Center in an area of the City which has paved streets and access to City water and sewer.
BPG-1.2A	Priority Infill Areas: The proposed restaurant supports the goal of encouraging close-in development to maximize infrastructure investments.
BPG-1.2B	Priority Activity Centers for Reinvestment: The subject property is located northeast of the Northgate Shopping Center Community Activity Center. The proposed restaurant supports the goal of encouraging reinvestment in the area.
	A Vibrant, Livable Community
LC-5.1A	Varied Activity Centers: As noted above, the property is located on the periphery of the Northeast Shopping Center Community Activity Center which encourages creating a mixed-use destination. The proposed restaurant supports the goal of reinvestment in the area.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: East North Street is identified as a Principle Arterial Street on the City's Major Street Plan. Access to the property is proposed from Century Road, the lower order street. The applicant should be aware that prior to issuance of a Certificate of Occupancy, a recorded access easement must be submitted for review and approval for the proposed shared access easement. As previously noted, a Traffic Impact Study has been submitted showing that no public street improvements are required for the proposed restaurant.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: As noted above, the proposed restaurant supports the goal of reinvesting in the Northgate Shopping Center Community Activity Center.



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 planned development boundary. The requested Final Planned Development Overlay application 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):	Mixed-Use Commercial
Design Standards:	
GDP-MU5	Walkable Blocks: The site plan identifies property-line sidewalk to be constructed along East North Street and Century Road. The East North Street corridor east of North Cambell Street has been identified as a potential area for sidewalk improvements.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Elk Vale Road
Neighborhood Goal/Policy:	
EV-NA1.1C	Mixed-Use Development: As noted above, the proposed restaurant supports the goal encouraging reinvestment adjacent to a Community Activity Center and supporting in-fill development in areas of the City with existing infrastructure.

Findings

Staff has reviewed the Final Planned Development Overlay to construct a drive-in restaurant 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. A restaurant is identified as a primary use in the Mixed-Use Commercial designation. The proposed “Sonic” drive-in restaurant supports the Comprehensive Plan goals of encouraging in-fill development and reinvestment adjacent to a Community Activity Center. The requested Exceptions to reduce the minimum required setbacks from street rights-of-way will be mitigated by the design of the canopy without side walls ensuring that visibility is maintained.

Staff recommends that the Final Planned Development Overlay to construct a drive-in restaurant be approved with the following stipulations:

1.	An Exception is hereby granted to reduce the minimum required front yard setback from 25 feet to 19 feet from Century Road;
2.	An Exception is hereby granted to reduce the minimum required side yard setback that abuts a street from 25 feet to 6 feet from East North Street;
3.	Prior to issuance of a Certificate of Occupancy, an executed and recorded access maintenance agreement for the shared access from Century Road must be submitted for review and approval
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 Overlay shall allow for drive-in restaurant. Any change in use that is a permitted use in the General Commercial District and incompliance with

	the parking ordinance shall require the review and approval of a 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.
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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)	
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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.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
3.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;
4.	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;
5.	All requirements of the currently adopted Building Code shall be met; and,
6.	All applicable provisions of the adopted International Fire Code shall continually be met.