



# Rapid City Planning Commission

## Planned Development Project Report

August 10, 2017

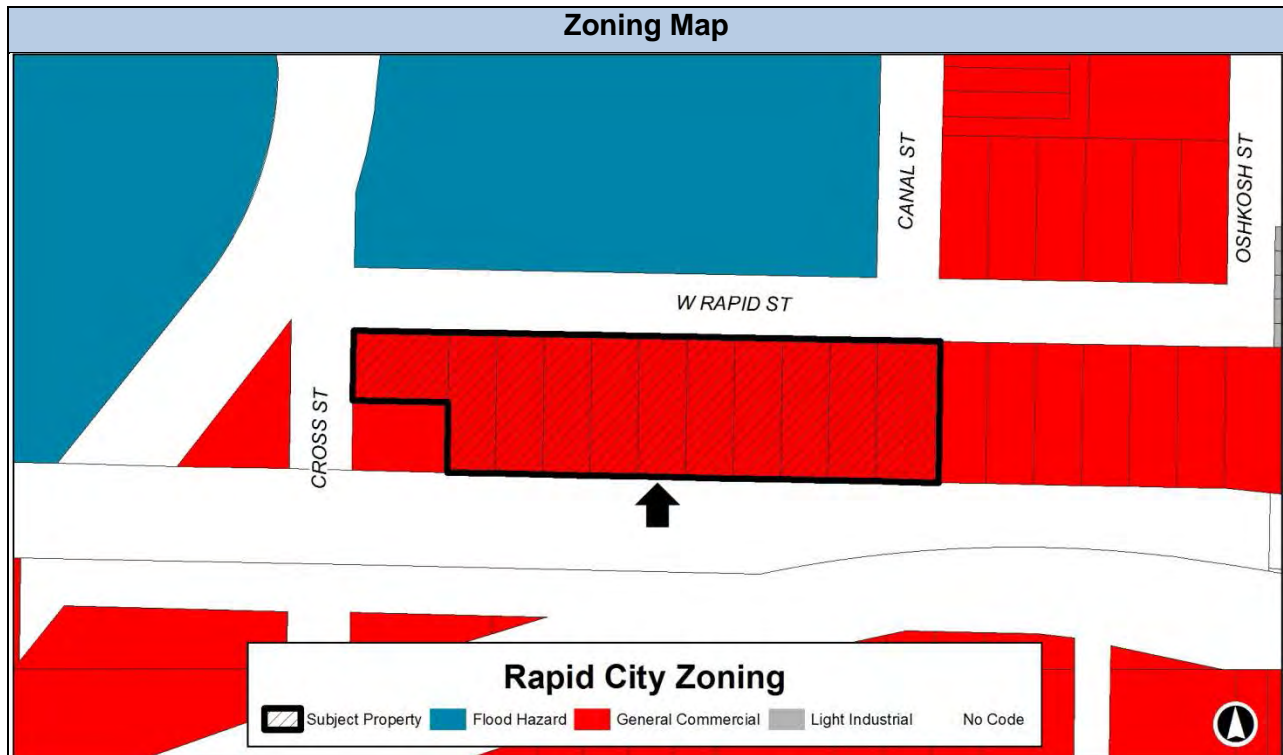
<b>Item #10</b>
<b>Applicant Request(s)</b>
Case # 17PD038, a Major Amendment to a Planned Development Overlay to expand a mixed-use development to include additional commercial uses <b>including a microbrewery with on-sale</b>
Companion Case(s) #: N/A
<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Major Amendment to a Planned Development Overlay to expand a mixed-use development to include additional commercial uses <b>including a microbrewery with on-sale</b> be approved with the stipulations noted below.

<b>Project Summary Brief</b>
<p>The applicant has submitted a Major Amendment to a Planned Development to expand a mixed-use commercial development on 1.94 acres of property zoned General Commercial District. The development, is located in the existing Landstrom's jewelry manufacturing facility and is a two phase redevelopment to include a mix of retail, service, offices, restaurants, and a future micro-brewery. Phase I has been previously approved and consisted of a proposed limited service restaurant with an outdoor seating area, coffee shop with a drive through, retail, offices, and storage. Phase 2 is intended to secure parking for additional office, retail, and storage as well as a common area and a future microbrewery. Please note that an on-sale liquor use is not being requested at this time.</p> <p>The applicant is requesting two Exceptions:</p> <ul style="list-style-type: none"> <li>• An Exception to reduce the required parking on the site from 175 spaces to 117 spaces; and,</li> <li>• An Exception to waive the required parking islands from 2 to 0.</li> </ul> <p>The applicant has clarified that the intent of this Major Amendment is to secure an Exception to parking for a future micro-brewery and on-sale liquor uses. A Major Amendment to the Planned Development will be required for the micro-brewery and on-sale liquor uses when tenants are secured.</p>

<b>Development Review Team Contacts</b>	
Applicant: Landstrom's Gold Creations	Planner: Fletcher Lacock
Property Owner: Landstrom's Gold Creations	Engineer: Nicole Lecy
Architect: AcV2 Architecture, LLC	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc.	School District: N/A
Surveyor: Fisk Land Surveying & Consulting Engineers, Inc.	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

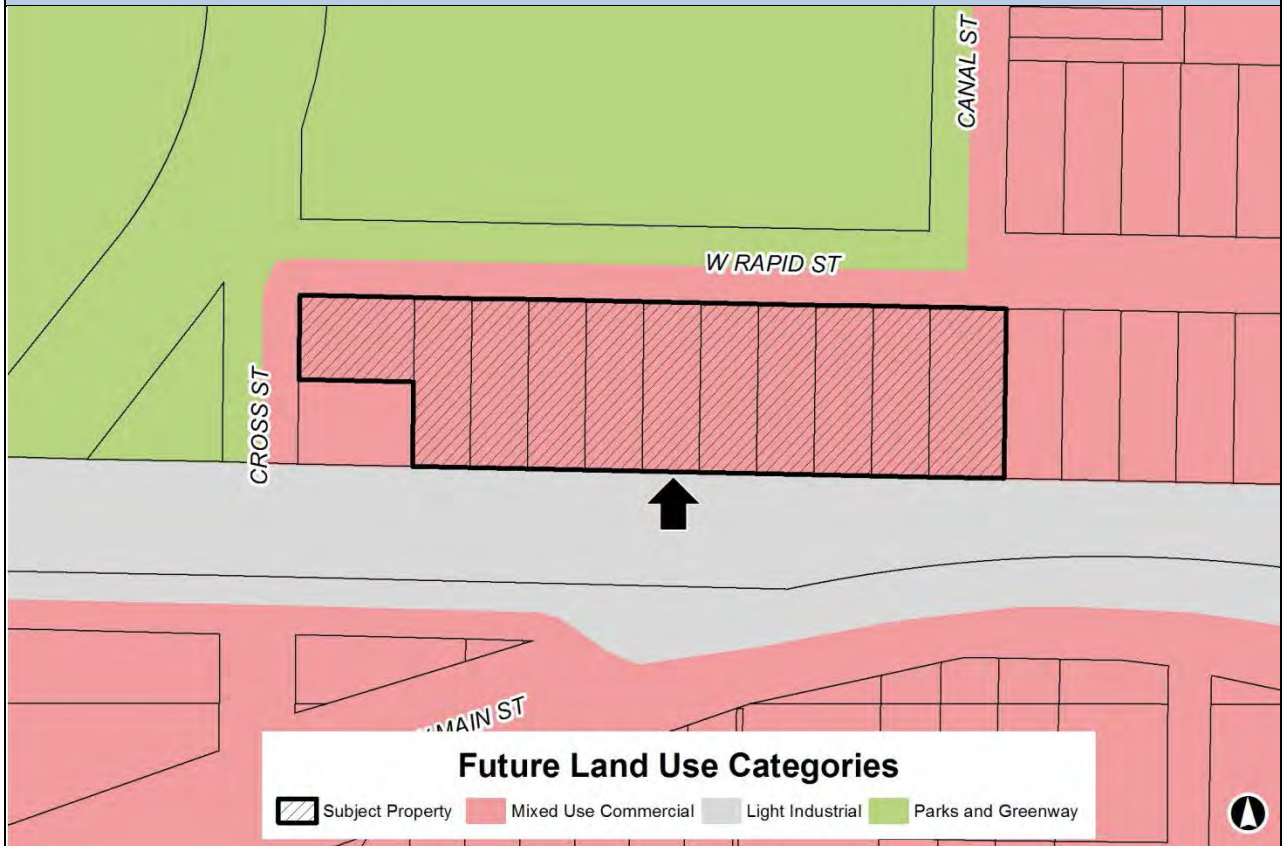
<b>Subject Property Information</b>	
Address/Location	405 Canal Street, between Main Street and Rapid Street, between Canal Street and Cross Street
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Lampert's Addition No. 2
Land Area	1.94 acres, approximately 84,507 square feet
Existing Buildings	Mixed-use commercial building
Topography	Level
Access	Rapid Street, Cross Street, Canal Street
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/Montana Dakota Utilities
Floodplain	Federally Designated 500 Year Floodplain

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Existing vacated jewelry manufacturing facility
Adjacent North	FHD	PG	Rapid City Parks
Adjacent South	GC	LI, MUC	Railroad Right-of-Way, Retail and Services
Adjacent East	GC	MUC	Surface parking lot
Adjacent West	GC, FHD	MUC, PG	Rapid City Parks

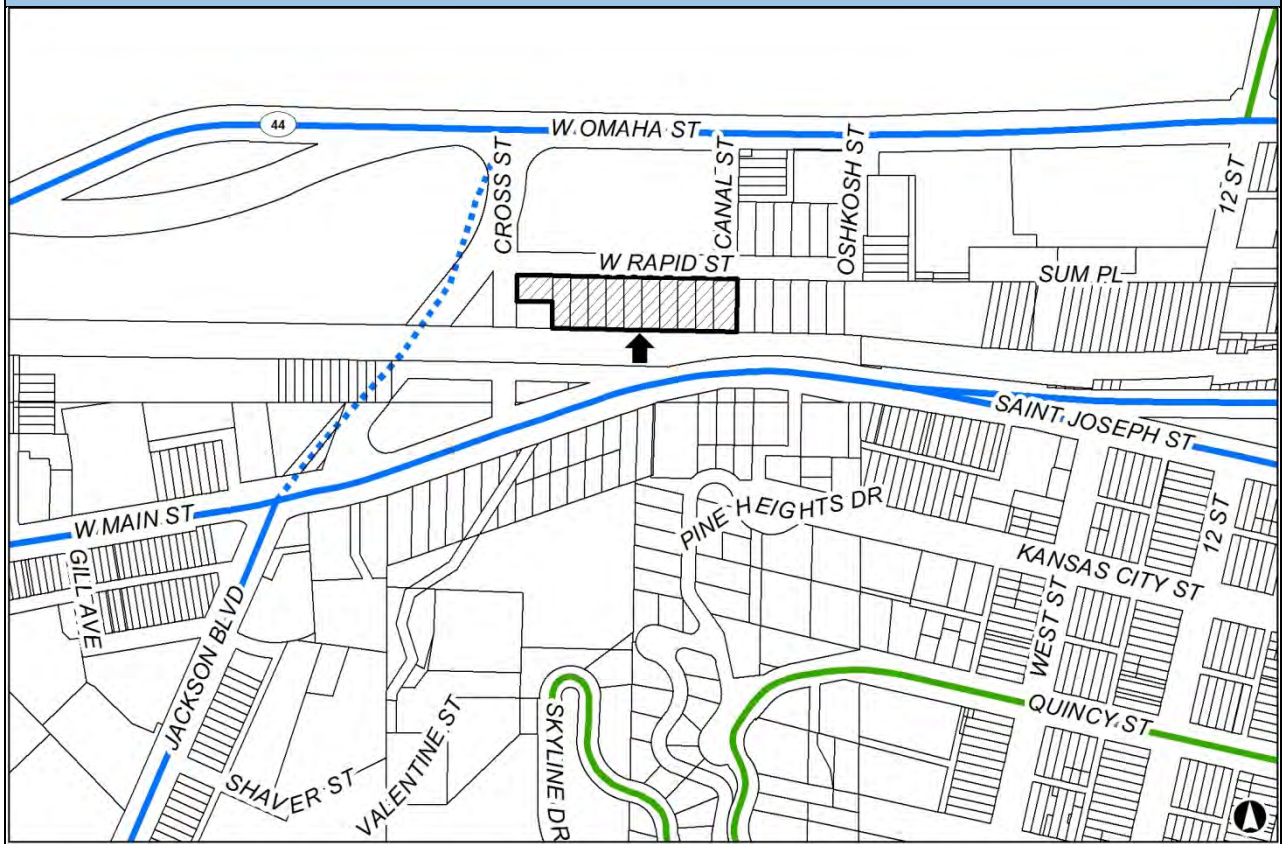




### Comprehensive Plan Future Land Use



### Parks or Transportation Plan






Relevant Case History			
Case/File#	Date	Request	Action
17PD003	02/23/2017	Final Planned Development Overlay to allow a mixed-use development	Approved
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed/Existing
Lot Area		No minimum required	1.94 acres, approximately 84,507 sq ft
Lot Frontage		No minimum required	Approximately 690.02 feet
Maximum Building Heights		4 stories, 45 ft	2 stories, approximately 33 ft.
Maximum Density		75%	Approximately 18.4%
Minimum Building Setback:			
• Front		25 Ft to Rapid Street	0.7 ft (legal non-conforming)
• Rear		0 ft to south lot line	32.5 ft.
• Side		0 ft to east and west lot lines	104.9 ft to east, 230 ft to the west
• Street Side		25 ft to Cross Street	>300 ft.
Minimum Landscape Requirements:			
• # of landscape points		68,718 points required	57,724 points proposed
• # of landscape islands		2 required	0 proposed
Minimum Parking Requirements:			
• # of parking spaces		175+7 stacked spaces	Requesting and Exception to allow 117+11 stacked spaces
• # of ADA spaces		6	5
Signage		Per RCMC	Per RCMC
Fencing		Per RCMC	None proposed

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 in a request for a Planned Development:</b></p>	
	<b>Findings</b>
1. There are certain conditions pertaining to the particular piece of property in question because of its size shape, or topography;	There are no conditions existing on this lot 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 property is currently zoned General Commercial District. Offices, retail, service, coffee shops, drive through service, and restaurants are all permitted uses within the General Commercial District. A micro-brewery and an on-sale liquor establishment in conjunction with a restaurant are identified as conditional uses. The applicant has indicated that this Major Amendment to a Planned Development is to secure the reduction in parking for the proposed uses. A Major Amendment to a Planned Development will be submitted for the future micro-brewery and any on-sale liquor establishment when an operator is identified.
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	A total of 175 parking spaces are required for the proposed uses including a future proposed micro-brewery and on-sale liquor establishment in conjunction with a restaurant. The applicant has stated that a Major Amendment to the Planned Development will be





<p>regulations;</p>	<p>submitted for the micro-brewery and on-sale liquor establishment uses when tenants are secured. The applicant has noted that the proposed mix of uses within the structure will ensure that customers of one use can utilize other services on the site. In addition, based on the unique combination of uses proposed at the site, peak hours of operation for proposed uses such as the office and retail will be offset from the peak hours of use for the coffee shop and restaurant, ensuring that parking demands will shift throughout the day. During the review of the request, staff noted that property to the north and west is currently zoned Flood Hazard District and developed as a part of the Rapid City Greenway Tracts. Surrounding property is currently undeveloped. Public Works staff noted that the existing on-street parking on Rapid Street will be removed in the future. Based on the unique uses proposed on the property and the limited development opportunities in the surrounding neighborhood, parking demands will be adequately addressed as a part of this development. The request to reduce the required parking from 175 parking spaces to 117 parking spaces will not cause undue hardship or impair the intent of the Zoning Ordinance.</p> <p>The applicant is also requesting an Exception to waive the requirement to provide landscape islands in the parking lot. An Exception was previously granted for Phase I of the project based on the proposed landscaping around the stacking spaces. An Exception was also previously granted to reduce the minimum required landscaping from 68,718 points to 57,724 points to allow maximizing parking, and due to the existing location of utility easements preventing additional plantings. The requirement to provide landscape islands would further reduce the amount of parking that can be constructed on the property. In addition, the existing and proposed landscaping will serve to provide the attractive redevelopment intended by the Landscape Ordinance. Staff recommends that the Exception to waive the landscape island requirement be granted contingent upon the landscape plan being installed as submitted with the application. All landscaping must be maintained in a live vegetative state and replaced as necessary.</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>The mix of proposed offices, restaurant, coffee shop, and retail are identified as permitted uses in the General Commercial District. The proposed micro-brewery and any on-sale liquor establishments are identified as conditional uses. The applicant should be aware that any conditional uses will require a Major Amendment to the Planned Development.</p>
<p>5. Any adverse impacts will be reasonably mitigated;</p>	<p>During review of the application, staff noted an existing on-premise roof sign located on the primary structure. Roof signs are not permitted in the City. The existing sign is considered legally non-conforming and may continue to advertise on-premise uses only. The sign may be altered for routine maintenance and changes to the sign face only.</p>

	Plans show redesigned and improved parking and landscaping as a part of this request. Specifically, additional landscaping will provide separation between the parking and the proposed outdoor seating area. However, the existing utility easement located along the northern property line and the need to retain as much parking as possible on the site result in limitations to the location and size of landscaping which can be provided. In addition, the introduction of additional uses on the site results in an increase of the amount of parking required. However, the unique combination of proposed uses results in a peak parking demand for the retail and office that is offset from the peak parking demand times of the coffee shop and restaurant and future micro-brewery. In addition, the unique character of the neighborhood reduces parking demands in the vicinity. The unique character of the development will mitigate potential impacts of the requested Exceptions.
6. The requested exception(s) 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.	Submitted plans show the redevelopment of an existing manufacturing facility with a mixed-use commercial center. As a part of the redevelopment of the site, the applicant is proposing improvements to the existing parking and additional landscaping. However, the proposed additions and improvements do not meet the requirements of the Rapid City Municipal Code. The proposed reductions in landscaping and parking will still provide adequate stacked parking for the proposed coffee house, and the mix of uses and offset peak hour times will ensure that parking needs are being met. The new landscaping will create buffers around the outdoor seating area, the drive through lane and adjacent to the Rapid Street right-of-way. The requested Exceptions to the parking and landscaping requirements are an alternative design that will reasonably achieve the objectives of the Zoning Ordinance.

**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	<b>Balanced Uses:</b> The proposed redevelopment of the site will create a mix of commercial uses in an existing structure in a unique neighborhood in close proximity to City parks and two major commercial centers of the City
	<b>A Vibrant, Livable Community</b>
LC-1.1A	<b>Innovative Design:</b> The proposed development introduces a mix of uses into an existing structure, encouraging creativity and flexibility in the redevelopment of this existing neighborhood.
	<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	<b>Public Input Opportunities:</b> The proposed Major Amendment to a 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 Major Amendment to a Planned Development Overlay application 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>	Mixed-Use Commercial
<b>Design Standards:</b>	
GDP-MU1	<b>Relationship of Uses:</b> Activity generating uses, including restaurants and shops, should be concentrated near public spaces such as City parks, to promote visibility and pedestrian activity.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Downtown/Skyline Drive Neighborhood
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1C	<b>Mixed Use Development:</b> The proposed development is an adaptive reuse of and existing structure located within a primary corridor of the city and in close proximity to the Central Business District.

<b>Findings</b>	
<p>Staff has reviewed the Major Amendment to the Planned Development Overlay to expand a mixed-use development to include additional commercial uses in the General Commercial District 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. Phase II of the “Landstrom’s” building redevelopment includes space for a future restaurant and micro-brewery. An additional 47 parking spaces will be constructed. The mixed-use redevelopment of an existing structure encourages creativity, innovation, and provides flexibility which supports the goals of the adopted Comprehensive Plan. The applicant should be aware that future proposed tenants for the micro-brewery and any on-sale liquor establishments will require the review and approval of a Major Amendment to the Planned Development.</p>	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
<p>Staff recommends that the Major Amendment to a Planned Development Overlay to expand a mixed-use development to include additional commercial uses <b>including a microbrewery with on-sale</b> be approved with the following stipulations:</p>	
1.	An Exception is hereby granted to reduce the minimum required parking from 175 parking spaces to 117 parking spaces;
2.	An Exception is hereby granted to waive the requirement to provide landscape islands contingent upon the landscape plan being installed as submitted with the application. All

	landscaping shall be maintained in a live vegetative state and replaced when necessary;
3.	Acknowledge the Exception to reduce the required amount of landscaping points from 68,718 points to 57,724 points;
4.	Acknowledge the Exception to waive the required number of landscaping islands from 2 to 0, provided that a landscaping node around the proposed menu board be provided as shown on submitted plans in order to provide separation between the drive through lane and the parking lot;
5.	The requested Major Amendment to a Planned Development is for Phase 2 of development. A Major Amendment to a Planned Development shall be submitted for review and approval for an on-sale liquor use or a microbrewery;
7.	Upon submittal of a Building Permit for Phase II, the site plan shall be revised to address red-lines comments;
8.	All signage shall comply with the requirements of the Rapid City Municipal Code. Electronic or Light Emitting Diode (LED) message centers are not permitted as a part of this request. The addition of LED message centers in the future shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
9.	This Major Amendment to a Planned Development shall allow for a mixed-use commercial development on the property. All requirements of the General Commercial District shall be continually maintained unless specifically permitted as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses or any use that results in an increase in parking 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 #17PD038</b>	Major Amendment to a Planned Development Overlay to expand a mixed-use development to include additional commercial uses <b>including a microbrewery with on-sale</b>
<b>Companion Case(s)</b>	N/A
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 for disturbances of earth greater than on 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.	Handicap accessibility shall be maintained as necessary; and,
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.