



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

### August 10, 2017

<b>Item #11</b>
<b>Applicant Request(s)</b>
Case #17PD039 – Final Planned Development Overlay to allow gravel parking for a temporary church
Companion Case(s) N/A

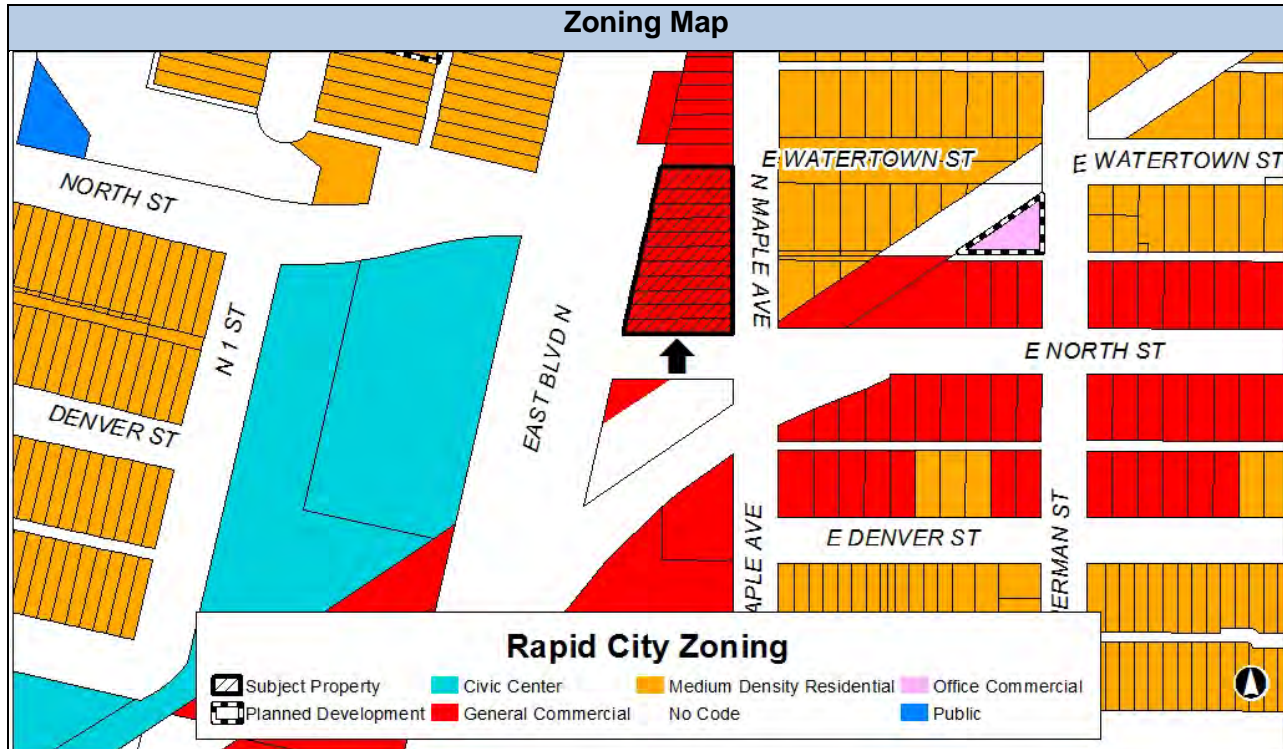
<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Final Planned Development Overlay be approved with the stipulation(s) noted below.</b>

<b>Project Summary Brief</b>
The applicant has submitted a Final Planned Development Overlay to allow gravel parking for a temporary church. In particular, the applicant is proposing to hold a temporary tent revival from September 10, 2017 thru September 16, 2017. The services will take place between 6:00 p.m. and 9:00 p.m. The applicant has indicated that between 50 and 100 people are expected each night. A tent measuring 40 feet by 40 feet with a height of 16 feet will be used for the event. The applicant is requesting an Exception to waive the requirement to pave parking and circulation.

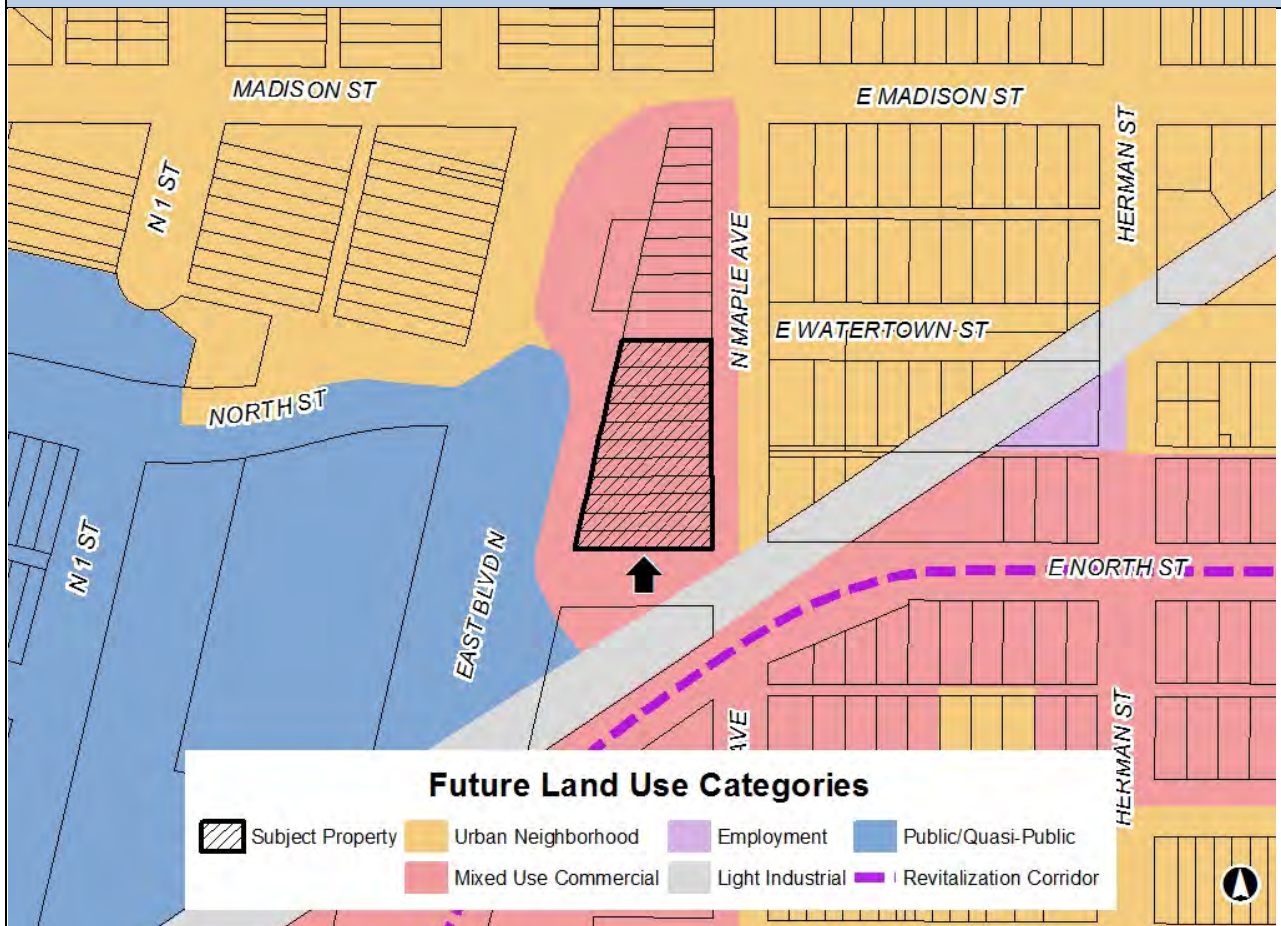
Applicant Information	Development Review Team Contacts
Applicant: Victory Chapel	Planner: Fletcher Lacock
Property Owner: Church of God of Prophecy	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	612 and 620 East Boulevard North
Neighborhood	North Rapid
Subdivision	Blakes Addition
Land Area	0.95 acres (41,382 square feet)
Existing Buildings	3,000 square foot building and a communications tower
Topography	Level
Access	North Maple Avenue
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	3,000 square foot building / communications tower
Adjacent North	GC	MUC	Commercial buildings
Adjacent South	GC	MUC	Railroad right-of-way
Adjacent East	MDR	UN	Mobile homes
Adjacent West	CC	P/QP	City park



## 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>
N/A			
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	N/A	41,382 Square feet	
Lot Frontage / Width	N/A	Approximately 777 feet	
Maximum Building Heights	4 stories, 45 feet	16 feet	
Maximum Density	75%	7%	
Minimum Building Setback:			
• Front	25 feet	Existing non-conforming 0 feet	
• Rear	0 feet	45 feet	
• Side	0 feet	0 feet	
• Street Side	25 feet	Existing non-conforming 0 feet	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	25	30	
• # of ADA spaces	1	2	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	








<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 for a Final Planned Development Overlay:</b>	
<b>Criteria</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 zoned General Commercial District. There is an existing commercial building and a cell tower located on the property. The applicant is proposing to hold a one week long church event and is requesting an Exception to waive the requirement to pave parking and circulation.
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 church 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 requesting an Exception to waive the requirement to pave circulation and parking for a one week church event. Staff recommends that the Exception be granted due to the event being a one-time proposal. However; the applicant should be aware that future events or development of the property will require that parking and circulation be paved.
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 church is identified as a permitted use.
5. Any adverse impacts will be reasonably mitigated:	The applicant must provide traffic control measures during the event to direct traffic ingress and egress. In addition, tracking of dirt or sediment onto the public street must be cleaned and removed after each event. Work within the right-of-way will require a right-of-way permit. In addition, any site grading or dirt work will require an erosion and sediment control plan and permit.

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, staff supports the Exception request to waive the requirement to pave circulation and parking due to the short length of the proposed event. The applicant should be aware that future proposed events or development of the property will require paved parking and circulation to be constructed.
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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:**

**Comprehensive Plan Conformance – Core Values Chapters**

	<b>A Balanced Pattern of Growth</b>
	N/A
	<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>
TI-2.1E	<b>Access Management Planning:</b> The property is accessed from both North Maple Avenue and East Boulevard North. The applicant should be aware that any future events or site development will require that parking and circulation be paved. In addition, future development will require the evaluation of site access and driveway locations.
	<b>Economic Stability and Growth</b>
	N/A
	<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 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.

**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	Mixed-Use Commercial
<b>Design Standards:</b>	
N/A	The property is zoned General Commercial District and a church is identified as a permitted use. The applicant is requesting an Exception to waive the requirement

	to pave parking and circulation for a one time event.
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<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
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<b>Neighborhood:</b>	North Rapid
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<b>Neighborhood Goal/Policy:</b>	
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N/A	The property is located in the North Rapid Neighborhood Area. The property is currently developed with a cellular communications tower and a 3,000 square foot commercial building. The proposed tent revival is a one time event.
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<b>Findings</b>	
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<p>Staff has reviewed the Final Planned Development Overlay to allow gravel parking for a temporary church 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 church is identified as a permitted use in the General Commercial District. Staff supports the Exception request to waive the requirement to pave parking and circulation due to the short length of the proposed event. The applicant should be aware that future events or site development will require that parking and circulation be paved.</p>	
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<b>Staff recommends that the Final Planned Development Overlay to allow gravel parking for a temporary church be approved with the following stipulations:</b>	
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| 1. | An Exception is hereby granted to waive the requirement to pave parking and circulation for a one-time church event. Future proposed church events or site development shall require that parking and circulation be paved. In addition, future development shall require the review of site access and approach locations;  |
| 2. | A Temporary Use Permit shall be obtained prior to initiation of the use;   |
| 3. | The applicant shall provide traffic control measures during the event to direct traffic ingress and egress;  |
| 4. | Tracking of dirt or sediment onto the public street shall be cleaned and removed after each event;   |
| 5. | Any proposed work within the East Boulevard Street right-of-way shall require the review and approval of a right-of-way permit;  |
| 6. | Any site grading or dirt work shall require an erosion and sediment control plan and permit;   |
| 7. | 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,   |
| 8. | The Final Planned Development Overlay shall allow a one-time church event as per the applicant's operational plan. Any change in use that is a permitted use in the General Commercial District and in compliance 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. |



## 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 # 17PD039</b>	Final Planned Development Overlay to allow gravel parking for a temporary church
<b>Companion Case(s) #</b>	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.