



Rapid City Planning Commission

Final Planned Development Overlay Project Report

October 26, 2017

Item #4
Applicant Request(s)
Case # 17PD047 – Final Planned Development Overlay to allow an office complex
Companion Case(s) N/A

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

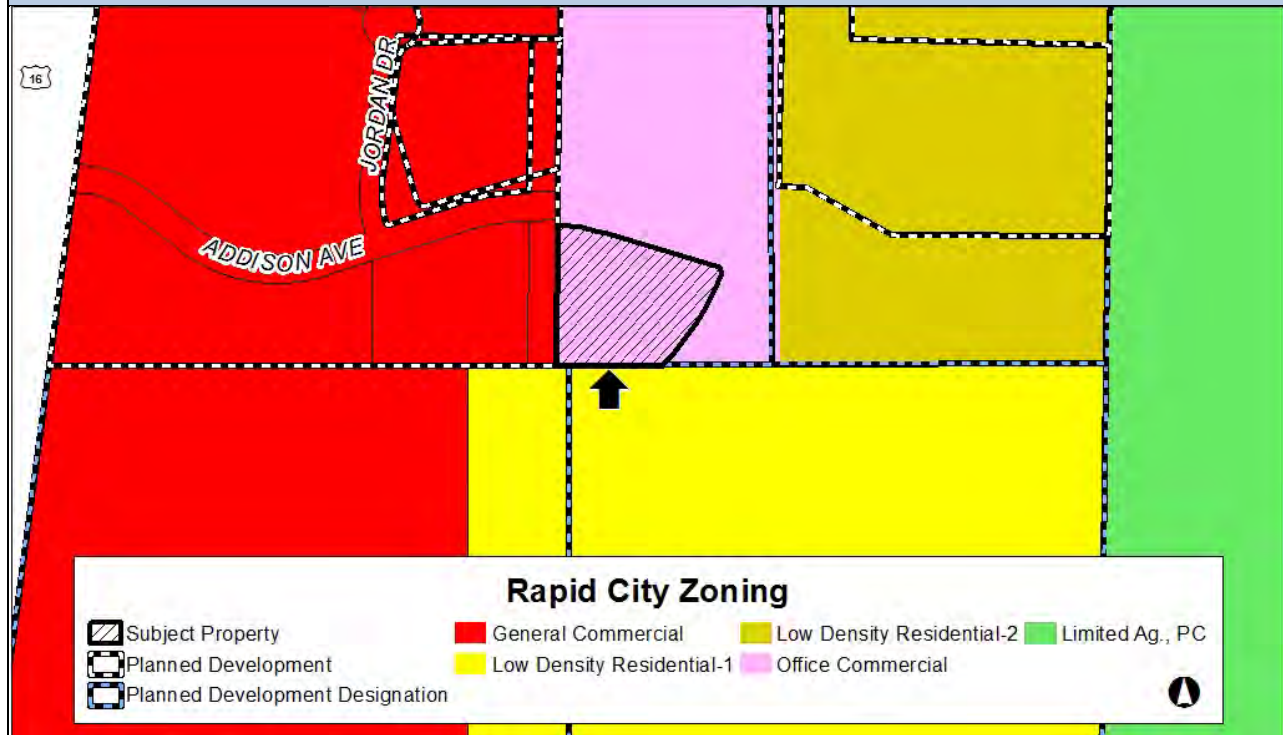
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to construct an office complex with two buildings each measuring 7,200 square feet in size. The proposed development will be phased with the full site development and one building as a part of Phase I and the second building as Phase II. The property is currently void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Buffalo East, LLC	Planner: Fletcher Lacock
Property Owner: Buffalo East, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 370 feet east of the intersection of Addison Avenue and Jordan Drive
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Proposed Buffalo Crossing
Land Area	1.80 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from northeast to southwest approximately 36 feet
Access	Addison Avenue
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	OC - PDD	MUC	Void of structural development
Adjacent North	OC - PDD	MUC	Void of structural development
Adjacent South	LDR - PDD	LDN	Void of structural development
Adjacent East	LDR II - PDD	MUC	Void of structural development
Adjacent West	GC-PD	MUC	Void of structural development

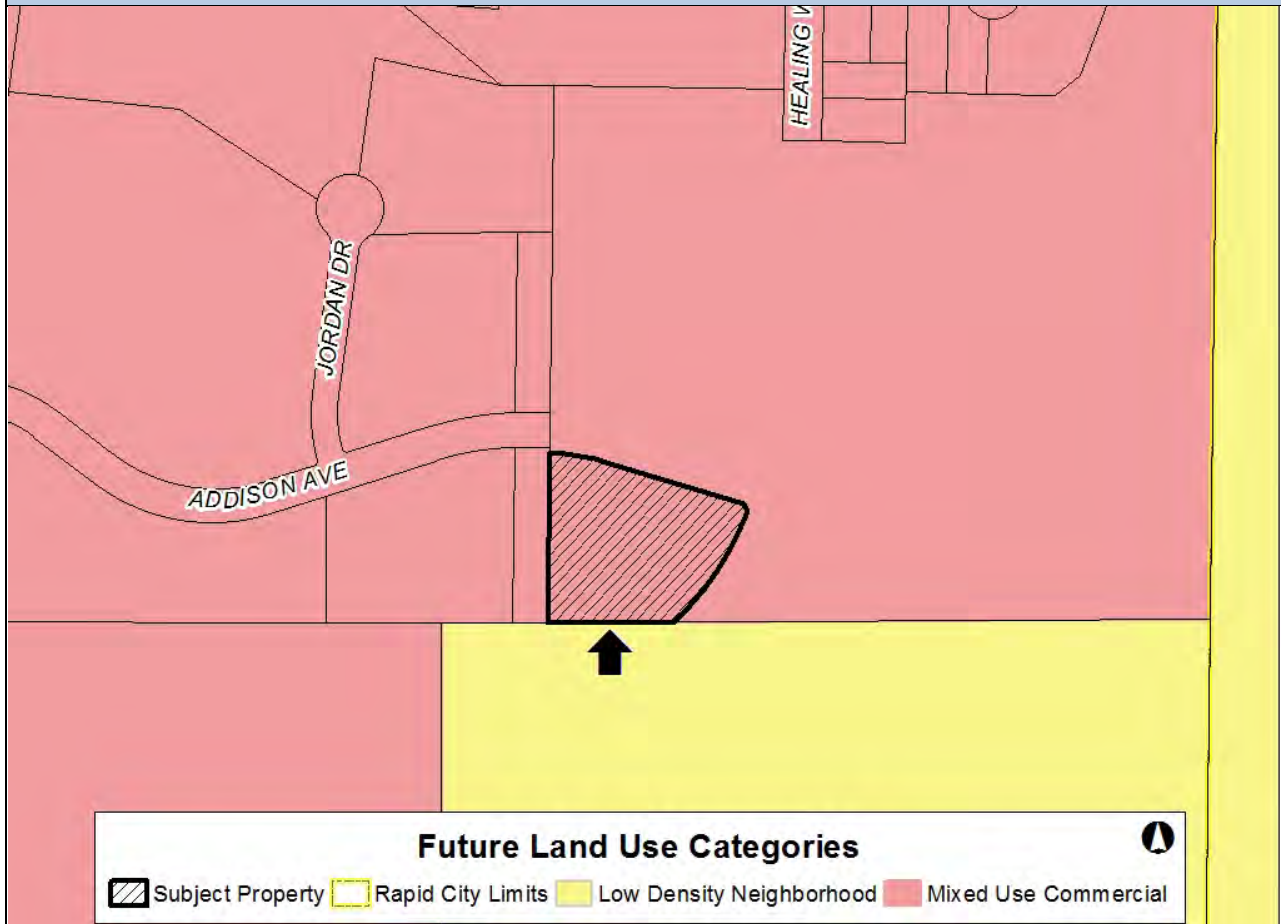
Zoning Map



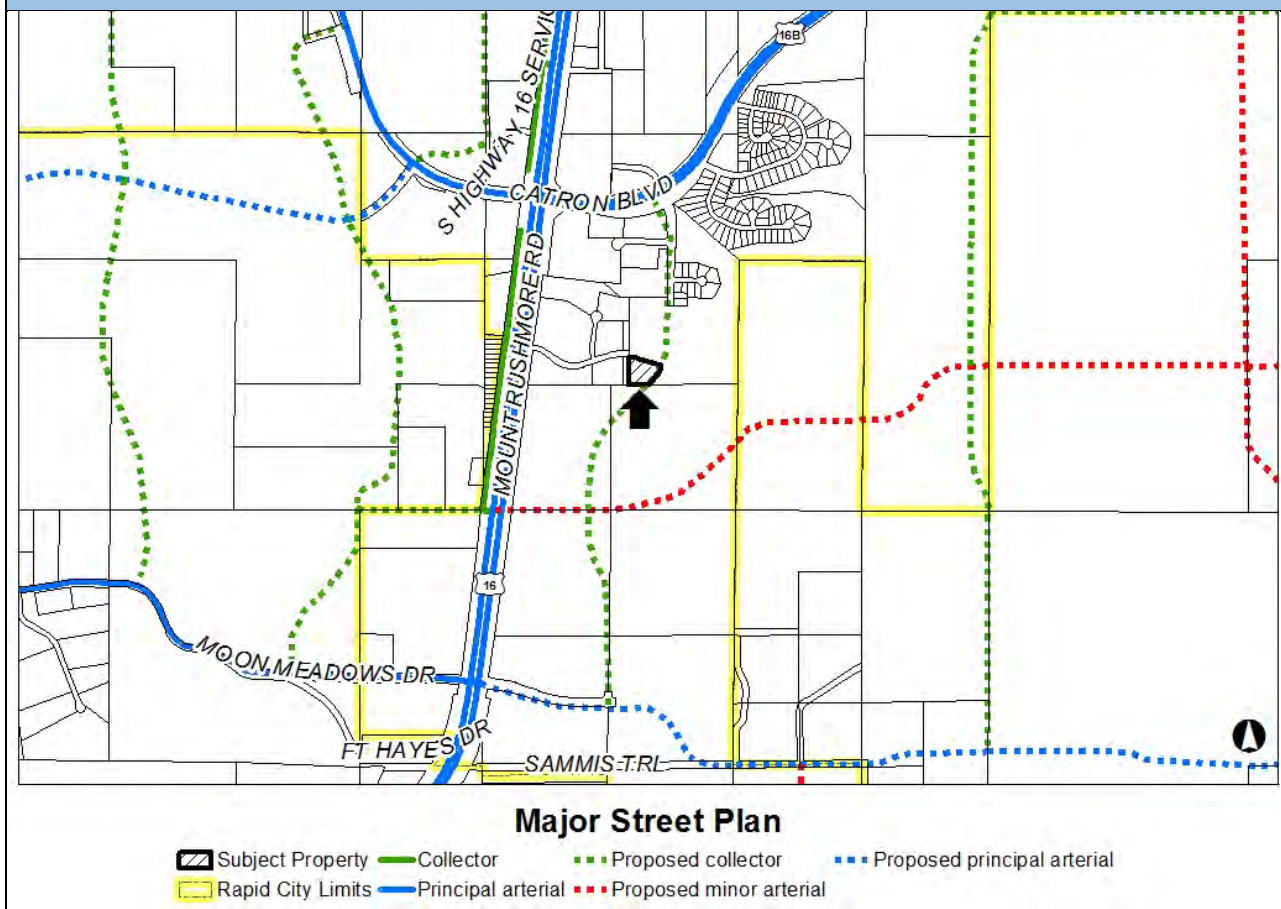
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
15PL099	12/07/2015	Preliminary Subdivision Plan	Approved
Relevant Zoning District Regulations			
Office Commercial District		Required	Proposed
Lot Area		N/A	78,475 square feet
Lot Width		N/A	Approximately 390 feet
Maximum Building Heights		3 stories or 35 feet	Proposed one-story
Maximum Density		35%	18%
Minimum Building Setback:			
• Front		25 feet	72 feet
• Rear		25 feet	25 feet
• Side		0 feet	4 feet
• Street Side		25 feet	61 feet
Minimum Landscape Requirements:			
• # of landscape points		64,057	67,680
• # of landscape islands		1	1
Minimum Parking Requirements:			
• # of parking spaces		72	73
• # of ADA spaces		3	3
Signage		As per RCMC	As per RCMC
Fencing		Six foot high opaque screening fence required along south lot line	Six foot high opaque screening fence shall be required along the south property line

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 property is comprised of approximately 1.8 acres of land zoned Office Commercial District with a Planned Development Designation. The property 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 Office Commercial District with a Planned Development Designation. An office complex is identified as a permitted use in the Office Commercial District. A Final Planned Development Overlay must be approved prior to development of the 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:	The applicant is not requesting any Exceptions from the area regulations for the Office Commercial District. The applicant should be aware that upon submittal of a Building Permit, the site plan must be revised to show a six foot high opaque screening fence along the south lot line in compliance with Chapter 17.40.070 of the Rapid City Municipal Code.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	As noted above, an office complex is identified as a permitted use in the Office Commercial District.
5. Any adverse impacts will be reasonably mitigated:	Public Works staff has indicated that there are minor issues and corrections that must be revised on the plans. As such, upon submittal of a Building Permit, revised plans must be submitted addressing redlined comments. The redlined plans must be returned to Community Planning and Development Services.

	<p>Healing Way and Addison Avenue are currently being constructed adjacent to the subject property. Prior to issuance of a Certificate of Occupancy, the applicant must obtain acceptance of street and infrastructure improvements in Healing Way and Addison Avenue.</p> <p>The applicant should be aware that a six foot high opaque screening fence is required along the south lot line to provide a buffer between the proposed office complex and future residential development to the south. Upon submittal of a Building Permit, the site plan must be revised to show the required fence.</p> <p>The site plan identifies a total of 73 parking spaces to be provided. The proposed parking requires that a minimum of three parking spaces be ADA accessible with one being van accessible. The site plan identifies three ADA parking spaces. However, the parking aisle width for the van accessible space must be 8 feet wide. The site plan shows an aisle that does not provide the eight foot wide access aisle required. As such, upon submittal of a Building Permit, the site plan must be revised to show an eight foot wide aisle for the required van accessible parking space.</p>
<p>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:</p>	<p>As noted above, the applicant is not requesting any Exceptions.</p>

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	
	<p align="center">A Balanced Pattern of Growth</p>
<p>BPG-3.1A</p>	<p>Balanced Uses: The Comprehensive Plan supports a mix of residential, commercial, public uses, parks, and green space throughout the community. Adjacent properties to the west are currently developed with medical offices. Other development in the area to the northeast includes residential development. The proposed office complex supports the goal of promoting a mix of uses throughout the City.</p>
	<p align="center">A Vibrant, Livable Community</p>
<p>LC-5.1A</p>	<p>Varied Activity Centers: The property is located on the periphery of the Mount Rushmore Road Office Park Community Activity Center. Community Activity Centers are intended to provide various opportunities to meet the needs for residents, workers, employers and visitors to the City.</p>
	<p align="center">A Safe, Healthy, Inclusive, and Skilled Community</p>
	<p>N/A</p>

 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: Healing Way is identified as a Collector Street on the City's Major Street Plan. Access to the property is proposed from Addison Avenue which is the lower order street.
 Economic Stability and Growth	
EC-3.1A	Employment Areas: The proposed office complex supports the development of a growing employment area on the periphery of a 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 proposed development. The requested Final Planned Development 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	
Future Land Use Plan Designation(s):	Mixed-Use Commercial
Design Standards:	
N/A	As noted above, the property is zoned Office Commercial District and an office complex is a permitted use. Business and professional offices are identified as a primary use in Mixed-Use Commercial.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
US16-NA1.1C	Community Activity Centers: The proposed office complex supports the goal of expanding employment in the developing Mount Rushmore Road Office Park Community Activity Center.

Findings	
Staff has reviewed the Final Planned Development Overlay to allow an office complex 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 property is zoned Office Commercial District and an office complex is identified as a permitted use. The proposed office complex supports the development of mixed-uses in a Community Activity Center.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow an office complex be approved with the following stipulations:	
1.	Upon submittal of a Building Permit, the site plan shall be revised to show a six foot high opaque screening fence to be located along the south property line;
2.	Upon submittal of a Building Permit, the plans shall be revised to address redlines comments. The redlined plans shall be returned to Community Planning and Development Services;
3.	Prior to issuance of a Certificate of Occupancy, the applicant shall obtain acceptance of street and infrastructure improvements in Healing Way and Addison Avenue;

4.	All signage shall meet 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 all signs;
5.	Upon submittal of a Building Permit, the site plan shall be revised to show the minimum required 8 foot wide access aisle for an ADA van accessible parking space. A minimum of 72 parking spaces shall be provided. In addition, three of the parking spaces shall be ADA accessible. One of the ADA spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met;
6.	A minimum of 64,057 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary; and,
7.	This Final Planned Development Overlay shall allow a office complex. Permitted uses within the Office Commercial District in compliance with the Parking Ordinance shall be allowed with an amendment to the Planned Development in compliance with Chapter 17.50.050(G) of the Rapid City Municipal Code. 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)	
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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;
6.	All applicable provisions of the adopted International Fire Code shall continually be met;
7.	ADA accessibility shall be provided throughout the structure and site as necessary; and,
8.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more.