



Rapid City Planning Commission

Planned Development Overlay Project Report

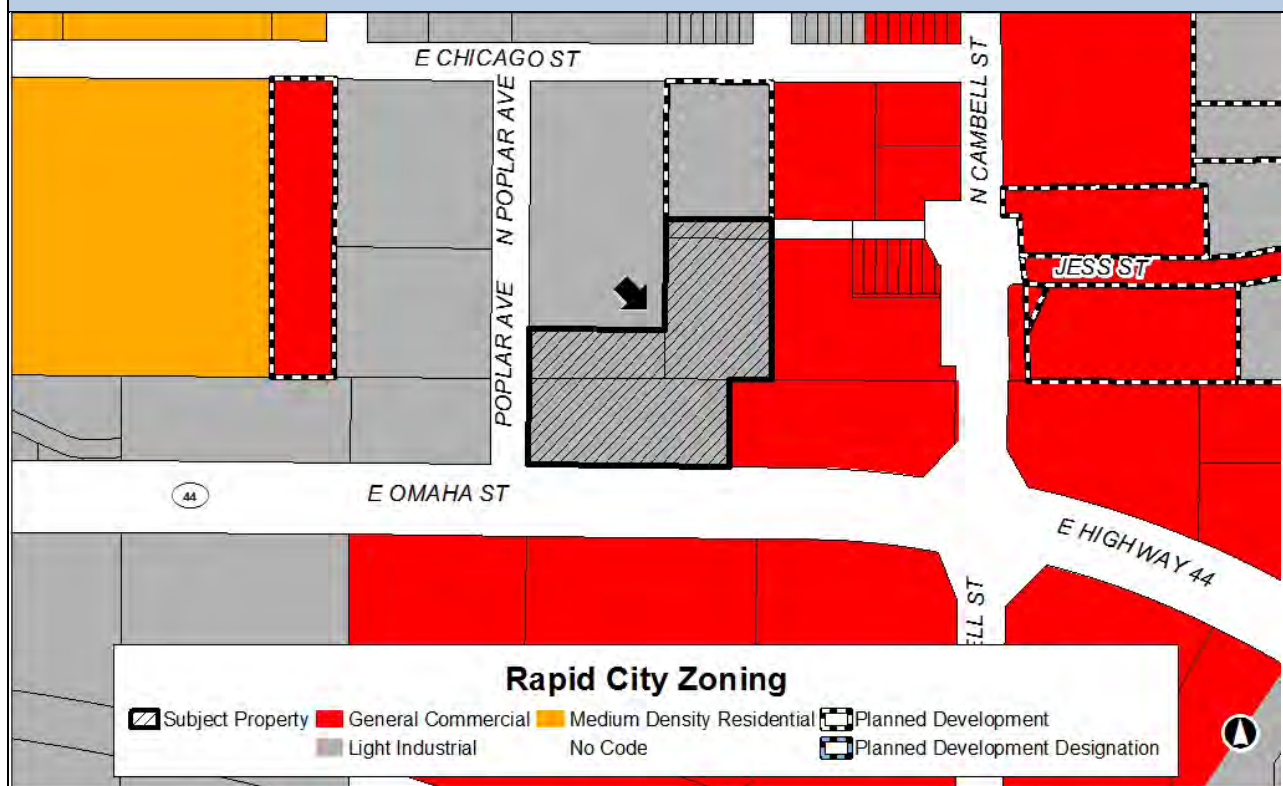
November 22, 2017

Item #6	
Applicant Request(s)	
Case # 17PD051 – Final Planned Development Overlay to allow an industrial equipment sales and repair establishment	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Final Planned Development Overlay to allow an industrial equipment sales and repair establishment be approved with the stipulations noted at the end of the project report.	
Project Summary Brief	
The applicant has submitted a Final Planned Development Overlay to allow an industrial equipment sales and repair establishment. On April 3, 2017, the City Council approved a Rezoning (File #17RZ003) request from General Commercial District to Light Industrial District in conjunction with a Planned Development Designation (File #17PD014). The applicant is proposing a two phased development with Phase I including an interior remodel for the sales and repair of industrial equipment. Phase II includes improvements to the storage area including fencing and paving circulation. The applicant is requesting an Exception to reduce the minimum required rear yard setback for the existing building from 25 feet to 2.2 feet. On February 19, 2008, a Variance was granted to reduce the landscaping to 30,000 points. The applicant is proposing to add an additional 40,000 points.	
Applicant Information	Development Review Team Contacts
Applicant: Industrial Leasing and Rentals LLC	Planner: Fletcher Lacock
Property Owner: Industrial Leasing and Rentals LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Fisk Land Surveying & Consulting Engineers Inc	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	1002 East Omaha Street
Neighborhood	North Rapid
Subdivision	Rypkema Subdivision and Poplar Subdivision
Land Area	3.84 acres
Existing Buildings	Approximately 23,900 square feet
Topography	Relatively flat
Access	East Omaha Street and Poplar Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

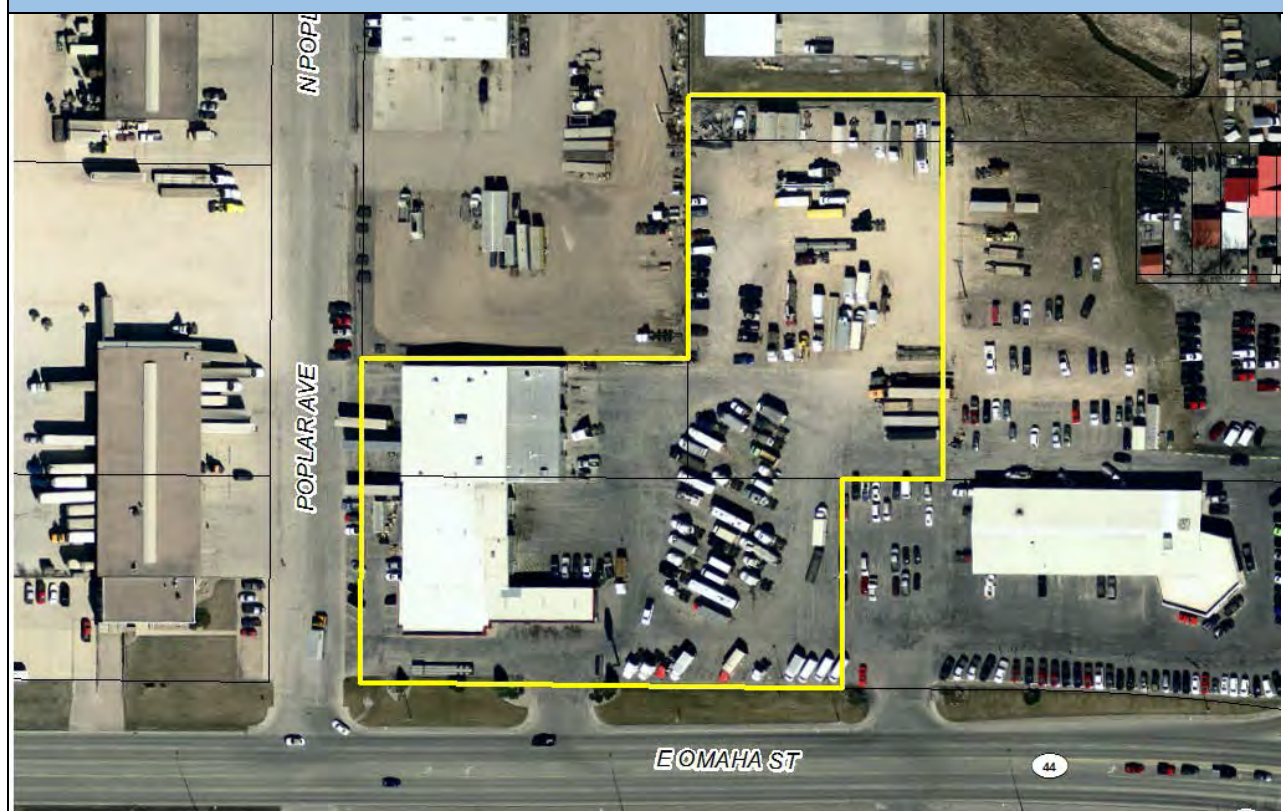
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC–Revitalization Corridor	Commercial building and storage yards
Adjacent North	LI	LI	Industrial structures
Adjacent South	GC	MUC–Revitalization Corridor	Auto sales
Adjacent East	GC	MUC–Revitalization Corridor	Auto sales
Adjacent West	LI	LI – Revitalization Corridor	Distribution building

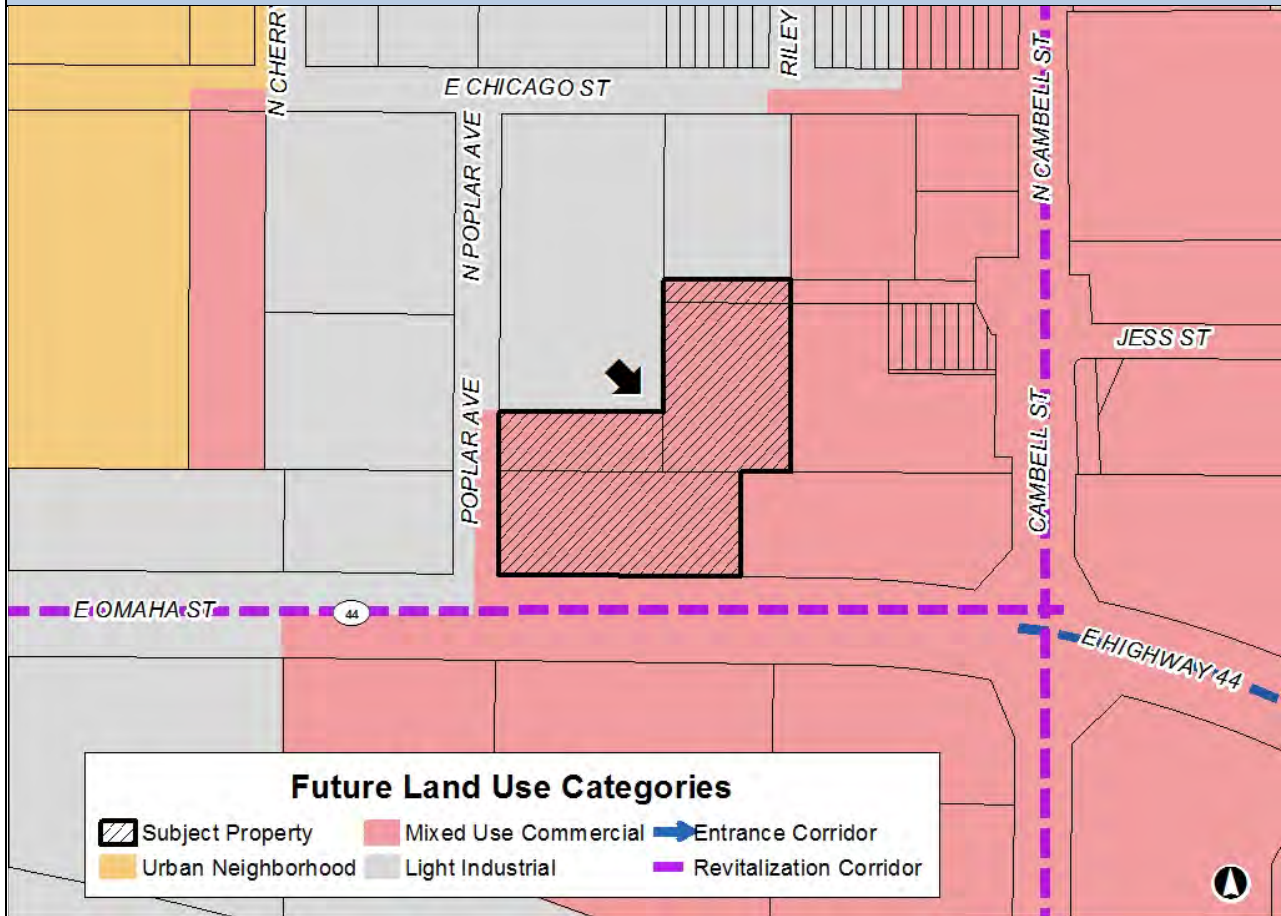
Zoning Map



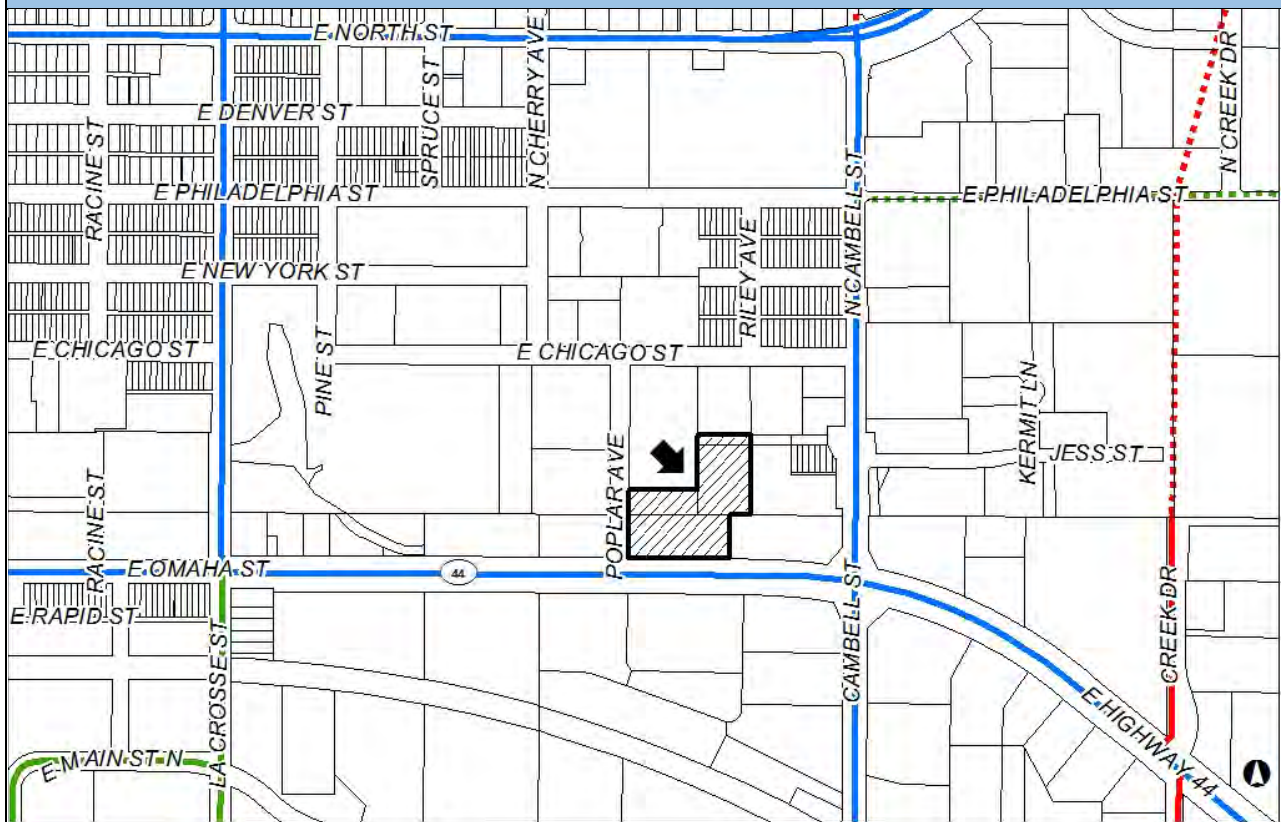
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Minor arterial
- Proposed collector


Relevant Case History			
Case/File#	Date	Request	Action
17RZ003	04/03/2017	Rezoning from General Commercial District to Light Industrial District	Approved in conjunction w/ PDD
17PD012	03/13/2017	Planned Development Designation	Staff approved
VAR No. 5450	02/19/2008	Variance request to reduce the minimum required landscaping from 152,500 to 30,000	Granted
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	176,150 square feet	
Lot Frontage / Lot Width	N/A	Approximately 422 feet	
Maximum Building Heights	4 stories, 45 feet	One story	
Maximum Density	75%	70%	
Minimum Building Setback:			
• Front	25 feet	45 feet	
• Rear	25 feet	Requesting an Exception to reduce to 2.2 feet	
• Side	25 feet	239 feet	
• Street Side	25 feet	50 feet	
Minimum Landscape Requirements:			
• # of landscape points	Variance granted to allow 30,000	70,190	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	57	58	
• # of ADA spaces	3	3	
Signage	820 square feet allowed	45 foot high pole sign 253 square foot sign / proposing a new 44 square foot electronic reader board	
Fencing	Maximum 8 foot high fence	7 foot chain link fence	






Planning Commission Criteria and Findings for Approval or Denial	
<p>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Final Planned Development Overlay:</p>	
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 the former location of "Eddies Truck Center". As noted above, the City Council approved a Rezoning request in conjunction with a Planned Development Designation. The applicant is proposing to renovate the existing structure for sales and repair of industrial equipment. The proposed development will take place in two phases: Phase I includes the renovation of the existing structure for industrial sales and repair and Phase II will include enclosing the north storage area and paving circulation.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	A Rezoning request (File #17RZ003) to change the land use designation from General Commercial District to Light Industrial District was approved in conjunction with a Planned Development Designation (File #17PD014). As such, a Final Planned Development Overlay must be approved prior to issuance of a Building Permit.

<p>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:</p>	<p>The applicant is requesting an Exception to reduce the minimum required rear yard setback from 25 feet to 2.2 feet for the existing structure. In the General Commercial District, the existing setback was in compliance with the Zoning Ordinance. The Rezoning of the property to Light Industrial District created a non-conforming rear yard setback. Staff recommends that the Exception to reduce the rear yard setback from 25 feet to 2.2 feet be approved for the existing structure. Any redevelopment or new development on the property must comply with the minimum required 25 foot rear yard setback.</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>As noted above, the legal non-conforming setback issue was created by the Rezoning of the property from General Commercial District to Light Industrial District.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The applicant is not proposing to expand the existing structure. The applicant is requesting an Exception to reduce the minimum required rear yard setback for the existing structure. Staff recommends that the Exception be granted provided that any expansion or new development / redevelopment of the property must comply with the minimum required setbacks of the Light Industrial District.</p> <p>The applicant is also proposing to add a 44 square foot electronic reader board sign to the existing pole sign located on the property. The Planning Commission has directed staff to bring all requests for electronic reader board signs proposed within a Planned Development before the Planning Commission for consideration. The proposed signage is in compliance with the Sign Code. East Omaha Street is identified as a Principal Arterial Street on the City's Major Street Plan. East Omaha Street is also identified as an Entrance Corridor east of the property. The existing and proposed signage is not located within the identified Entrance Corridor and does not conflict with the goals of the Comprehensive Plan. Staff recommends that if the Planning Commission determines that the proposed electronic reader board sign is appropriate that the Final Planned Development Overlay be approved with the stipulations noted below.</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 setback issue was created by the Rezoning of the property from General Commercial District to Light Industrial District. Staff recommends that the Exception to reduce the rear yard setback be granted for the existing structure. Any expansion of new development / redevelopment must be constructed in compliance with the minimum required setbacks of the Light Industrial District.</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:

<p align="center">Comprehensive Plan Conformance – Core Values Chapters</p>	
	<p align="center">A Balanced Pattern of Growth</p>
<p>BPG-1.2C</p>	<p>Priority Revitalization Corridors: The property is located along East Omaha Street which is identified as a Revitalization Corridor. The property is the former</p>

	location of “Eddies Truck Center”. The proposed re-use of the property supports reinvestment in the corridor.
	A Vibrant, Livable Community
LC-5.2B	Reduce Barriers: The proposed Final Planned Development Overlay supports reducing barriers for the reuse of an existing structure. However, as noted above, the non-conforming rear yard setback was created by the Rezoning of the property from General Commercial District to Light Industrial District.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: East Omaha Street is identified as a Principal Arterial Street on the City’s Major Street Plan. The proposed use of the property is an appropriate use along an arterial street.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The Final Planned Development Overlay supports the reuse of an existing structure to support a growing local business.
	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 Initial Planned Development Overlay 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 / Revitalization Corridor
Design Standards:	
N/A	The future land use designation of the subject property is Mixed-Use Commercial abutting a Revitalization Corridor and the current zoning is Light Industrial District. The proposed Final Planned Development Overlay supports the reuse of an existing structure and reinvestment in a Revitalization Corridor.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Reinvestment Areas: East Omaha Street is identified as a Revitalization Corridor. The North Rapid Neighborhood Area goals support reinvestment and adaptive reuse along Revitalization Corridors.

Findings

Staff has reviewed the Final Planned Development Overlay to allow an industrial equipment sales and repair establishment 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 applicant is proposing to allow the sales and repair of industrial equipment which is identified as a permitted use in the Light Industrial District. The requested Exception to reduce the minimum required rear yard setback from 25 feet to 2.2 feet is an issue that resulted from Rezoning the property from General Commercial District to Light Industrial District. East Omaha Street is identified as a Revitalization Corridor and the proposed Final Planned Development Overlay supports the goal of reducing barriers for the reuse of existing structures and reinvestment in identified corridors. The applicant is also proposing to install an electronic reader board sign measuring 44 square feet in size. The proposed sign is in compliance with the Sign Code and the adopted Comprehensive Plan. However, the Planning Commission has directed staff to bring all requests for electronic reader board signs proposed within a Planned Development before the Planning Commission for consideration. If the Planning Commission determines that the proposed electronic reader board sign is appropriate, then the Final Planned Development Overlay should be approved with the stipulations noted below.

Planning Commission Recommendation and Stipulations of Approval

The Development Review Team recommends that the Final Planned Development Overlay be approved with the following stipulations:

1.	An Exception is hereby granted to reduce the minimum required rear yard setback from 25 feet to 2.2 feet from the existing structure. Any redevelopment or new development on the property shall comply with the minimum required 25 foot rear yard setback;
2.	Hereby acknowledge the previously granted Variance to reduce the minimum required landscaping to 30,000 points. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
3.	Upon submittal of a Building Permit for Phase II, a site plan shall be submitted identifying truck turning movements and paved circulation aisles. All storage for wheeled vehicles or trailers shall be paved;
4.	If the Planning Commission determines that the proposed 44 square foot reader board sign is appropriate at this location, then a Sign Permit shall be submitted for review and approval. All proposed signage shall meet the requirements of the Rapid City Sign Code. An electronic or Light Emitting Diode (LED) sign measuring 44 square feet in size is being approved as a part of this Final Planned Development Overlay. The expansion of or addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for all signs;
5.	A minimum of 57 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.	The Final Planned Development Overlay shall allow for the sales and repair of industrial equipment. Any change in use that is a permitted use in the Light Industrial District in compliance with the Parking Ordinance shall require a building permit. Any change in use that is a Conditional Use in the Light Industrial District shall require the review and approval of a Major Amendment to the Planned Development.



Rapid City Department of Community Development

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)	
Case # 17PD051	Final Planned Development Overlay to allow an industrial equipment sales and repair establishment
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use 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;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment to the Planned Development;
6.	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; and,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.