



# Rapid City Planning Commission

## Planned Development Overlay Project Report

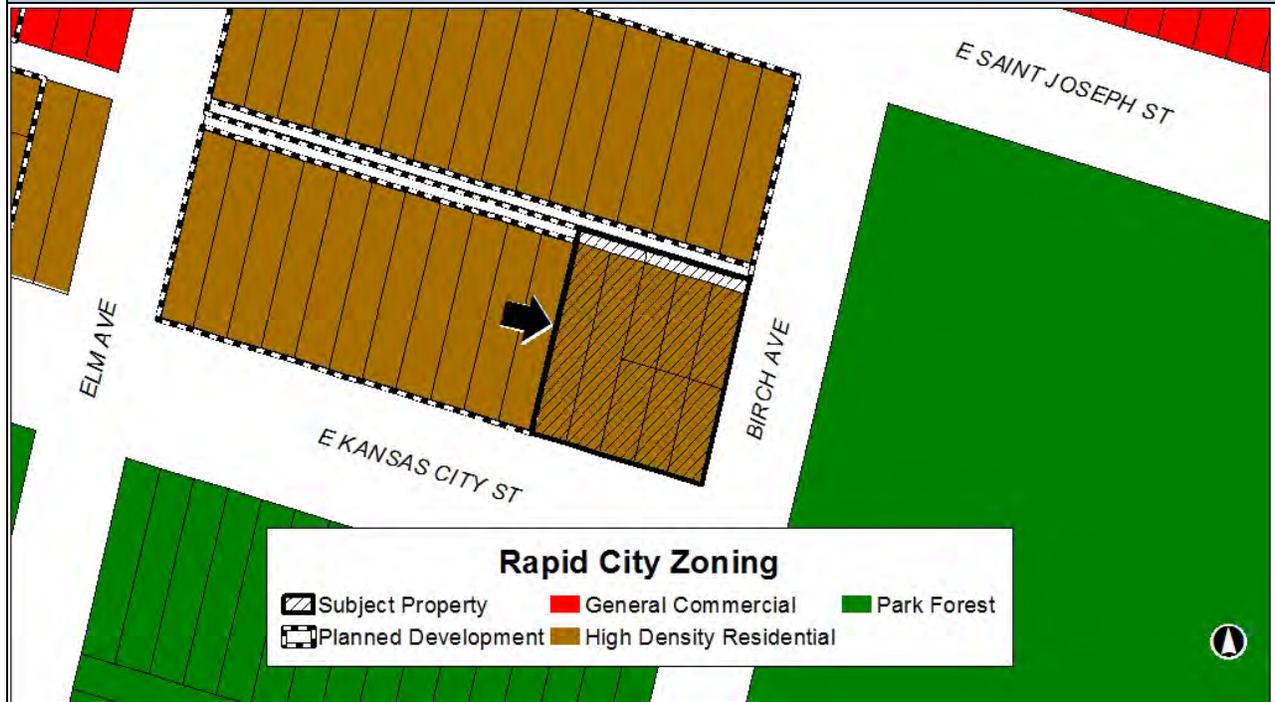
### February 8, 2018

<b>Item #4</b>	
<b>Applicant Request(s)</b>	
Case #18PD002 – Final Planned Development Overlay to allow an alumni center	
Companion Case(s) #18RZ002 - Rezoning request from High Density Residential District to Office Commercial District	
<b>Development Review Team Recommendation(s)</b>	
Staff recommends that the Final Planned Development Overlay be approved with the stipulations noted at the end of the project report and in conjunction with the associated Rezoning request.	
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Final Planned Development Overlay to allow an alumni center for the South Dakota School of Mines &amp; Technology Foundation. In particular, the applicant is proposing to construct a two-story, 5,197 square foot building including office space and assembly area. The applicant is requesting the following Exceptions:</p> <ul style="list-style-type: none"> <li>• An Exception to reduce the minimum required parking from 100 spaces to 14 spaces;</li> <li>• An Exception to reduce the minimum required front yard setback from 25 feet to 9 feet;</li> <li>• An Exception to reduce the minimum required side yard setback from 25 feet to 20 feet; and,</li> <li>• An Exception to waive the screening fence requirement along the north and west property lines.</li> </ul> <p>The applicant has also submitted a Rezoning request (File #18RZ002) to change the land use designation from High Density Residential District to Office Commercial District. The City is currently working on creating a new zoning designation to be known as the Urban Commercial District. Upon adoption of the Ordinance Amendment, a rezoning application will be submitted to rezone portions of the downtown area to Urban Commercial District. This property is within the proposed boundary of the new district. As such, staff has worked with the applicant to ensure that several of the design features are in compliance with the design standards of the Urban Commercial District. The Exception requests associated with the Planned Development application reflect the design standards of this new district.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: South Dakota School of Mines & Technology Foundation	Planner: Fletcher Lacock
Property Owner: South Dakota School of Mines & Technology Foundation	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: TSP, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	Northwest corner of the intersection of East Kansas City Street and Birch Avenue
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Denmans Addition
Land Area	0.41 acres
Existing Buildings	Residential structures
Topography	Rises in elevation from north to south approximately 10 feet
Access	East Kansas City Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU

**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	HDR	MUC	Residential structures
Adjacent North	HDR-PD	MUC – Revitalization Corridor	Apartments
Adjacent South	PF	P/QP	Void of structural development
Adjacent East	PF	P/QP	SDSM&T
Adjacent West	HDR-PD	MUC	Newman Center

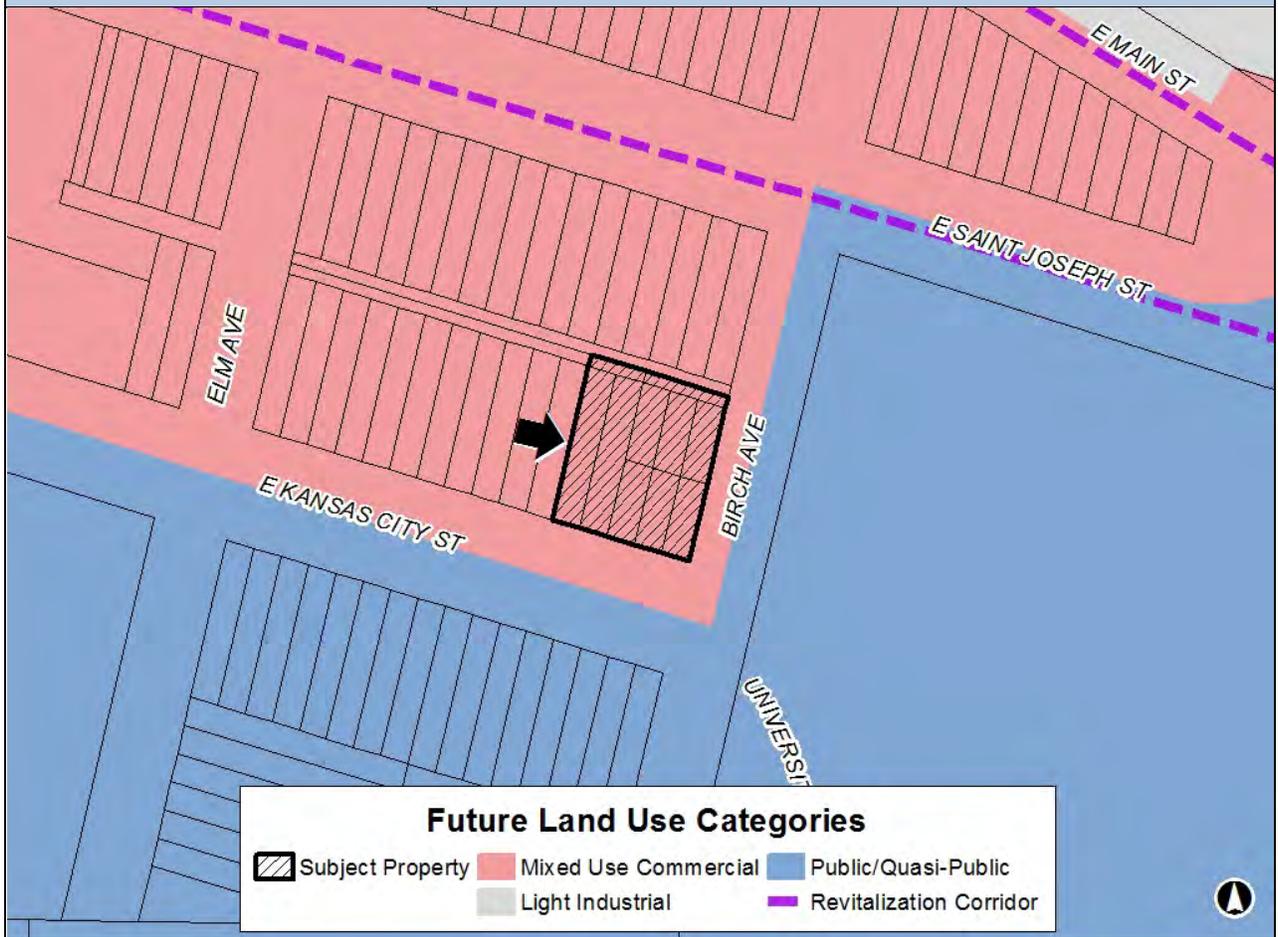
**Zoning Map**



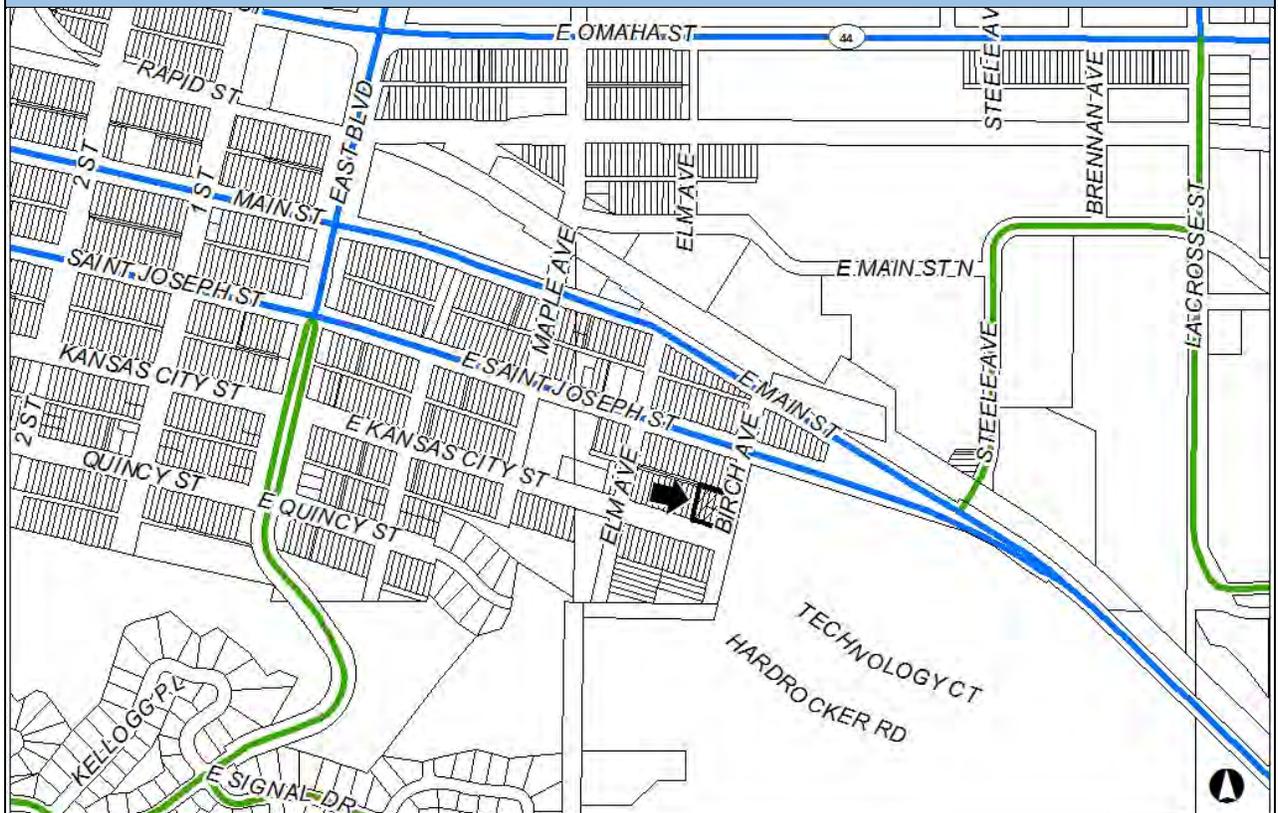
**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	0.41 acres	
Lot Frontage / Lot Width	N/A	Approximately 275 feet	
Maximum Building Heights	3 stories or 35 feet	2 stories	
Maximum Density	35%	27%	
Minimum Building Setback:			
• Front	25 feet	Requesting an Exception to reduce the setback to 9.67 feet	
• Rear	25 feet	51 feet	
• Side	25 feet	Requesting an exception to reduce the setback to 20 feet	
• Street Side	25 feet	Requesting an Exception to reduce the setback to 20.7 feet	
Minimum Landscape Requirements:			
• # of landscape points	13,553	25,620	
• # of landscape islands	0	0	
Minimum Parking Requirements:			
• # of parking spaces	100	Requesting an Exception to reduce the minimum required parking to 14 spaces	
• # of ADA spaces	1	1	
Signage	As per RCMC 17.50.080	Proposed ground sign and wall signage	
Fencing	Screening fence required along west and north lot line	Requesting an Exception to waive the screening fence requirement	

**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 approximately 0.41 acres in size and zoned High Density Residential District. The applicant has also submitted a Rezoning request (File #18RZ002) to change the land use designation from High Density Residential District to Office Commercial District. The property rises in elevation from north to south approximately 6 feet.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	As noted above, the applicant is proposing to rezone the property from High Density Residential District to Office Commercial District. Office buildings and assembly halls are identified as permitted uses in the Office Commercial District.
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 four Exceptions. The first Exception is to reduce the minimum required parking from 100 parking spaces to 14 parking spaces. The applicant has indicated that the office hours are Monday through Friday from 8:00 a.m. to 5:00 p.m. and the assembly use will take place during evenings and weekends so as not to

conflict. The applicant has stated that with the proposed on-street and off-street parking, an agreement with the Newman Center to park on their property, and existing on campus parking, parking for their proposed use is provided. Also on the agenda, is an Ordinance Amendment (File #18OA001) to create the Urban Commercial District. The subject property is located within the boundary of the future zoning district and a future Rezoning request will be submitted once the new zoning district is adopted. The Urban Commercial District will require a minimum of 21 parking spaces for the proposed building based on a parking requirement of 2 parking spaces per 1,000 square feet of floor area. The district will also allow on-street parking and bicycle racks to be counted towards the parking requirement. The proposed development will include six on-street parking spaces and two bicycle racks. Even though, the proposed parking will be in compliance with the proposed Urban Commercial District an Exception is required for the Office Commercial District. Based on these factors and the applicant's operations plan, staff recommends that the Exception be granted.

The applicant is also requesting Exceptions to reduce the minimum required front yard setback from 25 feet to 9 feet and the side yard setback from 25 feet to 20 feet. As noted above, the Urban Commercial District is also before the Planning Commission for review. The Urban Commercial District identifies a maximum 10 foot front yard setback and no minimum side yard setback. The intent of the new ordinance is to create urban, walkable, pedestrian oriented streetscapes.

The final Exception request is to waive the screening fence requirement along the north and west property lines. The Office Commercial District requires an opaque screening fence along the property line when a property abuts a residential district. As noted above, the subject property and the adjacent properties to the north and west are included in the area for the Urban Commercial District which promotes a mix of uses. The property to the west is the Newman Center and property to the north is developed with apartments primarily used for student housing. In addition, the Urban Commercial District will not require screening between commercial and residential uses.

The applicant has identified that the proposed alumni center will comply with the requirements of the proposed Urban Commercial District including building face variation, pedestrian design elements, main entrance location, landscaping, dumpster location and screening, and ground floor windows. The requested Exceptions comply with the area regulations of the proposed Urban Commercial District and the intent to create a mixed-use pedestrian-oriented area in the City. For these reasons, staff recommends that the Exceptions request be granted.

4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The proposed alumni center with offices and assembly area is a permitted use in the Office Commercial District. As such, a literal interpretation of the ordinance does not deprive the applicant of rights others in the district(s) are allowed.
5. Any adverse impacts will be reasonably mitigated:	The applicant has indicated that the intent of the proposed alumni center is to combine the offices and assembly areas for alumni services in one location. Currently, the alumni center is located on campus and the offices are located at 306 Saint Joseph Street. The applicant has indicated that the proposed parking will accommodate the office use during the day and that on-campus parking and an agreement with the Newman Center will provide additional parking for the assembly use.
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, an Ordinance Amendment (File #18OA001) to create the Urban Commercial District is also on the agenda. A future Rezoning request will be submitted once the new zoning district is adopted. The proposed development will be included in the Urban Commercial District and is designed to comply with the area regulations of the Urban Commercial District. The intent is to create a mixed-use pedestrian-oriented type of development that promotes streetscape amenities and design. The requested Exceptions are in keeping with the intent of the proposed Urban Commercial District.

**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-1.2C	<b>Priority Revitalization Corridors:</b> The property is located south of East Main Street and East Saint Joseph Street which are identified as Revitalization Corridors. The Comprehensive Plan encourages the revitalization of a fully developed area of the City east of 5 <sup>th</sup> Street and promotes development that connects the School of Mines & Technology to the downtown. The proposed development supports the goal of encouraging reinvestment in a Revitalization Corridor.
 <b>A Vibrant, Livable Community</b>	
LC-1.1A	<b>Innovative Design:</b> The applicant has stated that the proposed alumni center has been designed to comply with the proposed Urban Commercial District. The proposed design is pedestrian-oriented and includes pedestrian streetscape amenities. The innovative design is encouraged by the Comprehensive Plan and the Downtown Area Master Plan.

LC-4.1A	<b>Downtown Area Master Plan:</b> The Rapid City Downtown Area Master Plan goals reinforces creating a connection between the South Dakota School of Mines & Technology and the historic downtown. The proposed Urban Commercial District is the tool to implement the goals of the Comprehensive Plan and The Downtown Area Master Plan. The proposed alumni center complies with the area regulations of the proposed Urban Commercial District.
LC-5.2B	<b>Reduce Barriers:</b> The proposed Final Planned Development and the associated Rezoning request encourage reinvestment adjacent to a Revitalization Corridor. As noted above, an Ordinance Amendment (File #18OA001) to create the Urban Commercial District is also on the agenda and includes the subject property. A future Rezoning request will be submitted once the new zoning district is adopted. The proposed development complies with the intent and the area regulations of the proposed zoning district.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration:</b> The property is located south of East Main Street and East Saint Joseph Street which are both identified as Principal Arterial Streets on the City's Major Street Plan.
TI-2.4D	<b>Bicyclist Amenities:</b> The applicant is proposing to include two bicycle racks on the property. In addition, the north side of the property includes a previously vacated alley which has been developed with a pedestrian / bicycle path.
	<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 advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Final 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	
<b>Future Land Use Plan Designation(s):</b>	<b>Mixed-Use Commercial</b>
<b>Design Standards:</b>	
GDP-MU4	<b>Pedestrian Access and Orientation:</b> The proposed Final Planned Development Overlay supports the Comprehensive Plan goal of designing sites with an emphasis on the character and safety of the pedestrian realm. The Comprehensive Plan supports reducing setbacks and creating outdoor gathering spaces. The proposed development also complies with the proposed area regulations and design guidelines of the Urban Commercial District. A future Rezoning request will be submitted once the new zoning district is adopted.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown / Skyline Drive Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1E	<b>South Dakota School of Mines &amp; Technology:</b> The proposed Final Planned Development Overlay and the associated Rezoning request supports the Comprehensive Plan goal of encouraging coordination and intensification of uses between Downtown and campus adjacent to the Main Street and Saint Joseph Street.

Findings
Staff has reviewed the Final Planned Development Overlay to allow an alumni center 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 has also submitted a Rezoning request (File #18RZ002) to change the land use designation from High Density Residential District to Office Commercial District. An Ordinance Amendment (File #18OA001) is also under review to create the Urban Commercial District. A future Rezoning request will be submitted once the new zoning district is adopted. The requested Exceptions comply with the intent and area regulations of the proposed Urban Commercial District. The proposed development supports the Comprehensive Plan goals of reinvestment in Revitalization Corridors, promoting bicycle amenities, creating pedestrian-oriented development, and reducing barriers to development. Staff recommends that the Final Planned Development Overlay be approved in conjunction with the associated Rezoning request.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the minimum required parking from 100 parking spaces to 14 parking spaces. One of the ADA spaces shall be “van accessible”. All provisions of the Off-Street Parking Ordinance shall be continually met;
2.	An Exception is hereby granted to reduce the minimum required front yard setback from 25 feet to 9 feet along Birch Avenue;
3.	An Exception is hereby granted to reduce the minimum required side yard setback from 25 feet to 20 feet;
4.	An Exception is hereby granted to waive the screening fence requirement along the north and west property lines;
5.	Prior to issuance of a Building Permit, the associated Rezoning request (File #18RZ002) shall be approved;
6.	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; and,
7.	The Final Planned Development Overlay shall allow for an alumni center. Any change in use or expansion of use in compliance with the parking regulations shall require a Building Permit. Any change in use or expansion of use that requires additional parking or any Conditional Use 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)	
<b>Case # 18PD002</b>	Final Planned Development Overlay to allow an alumni center
<b>Companion Case(s) #</b>	#18RZ002 – Rezoning request from High Density Residential District to Office Commercial District
<b>ADVISORIES: Please read carefully!</b>	
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.