



Rapid City Planning Commission

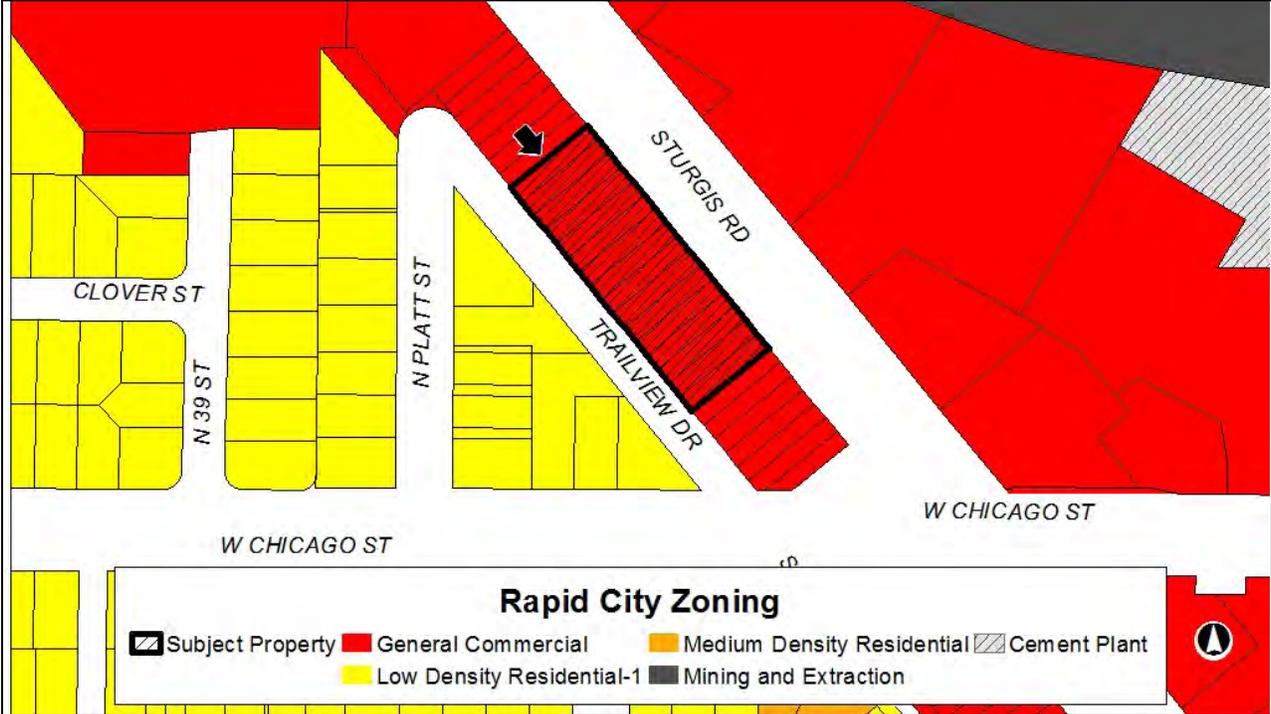
Planned Development Overlay Project Report

March 8, 2018

Item #5	
Applicant Request(s)	
Case #18PD004 – Initial and Final Planned Development Overlay to repurpose an existing commercial building and to allow a childcare center	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends that the Initial and Final Planned Development Overlay be approved with the stipulations noted at the end of the project report	
Project Summary Brief	
<p>The applicant has submitted an Initial and Final Planned Development Overlay to repurpose an existing commercial building and to allow a childcare center. In particular, the applicant is proposing to repurpose the former “Freed’s Furniture” property located at 3645 Sturgis Road which was recently damaged in a fire. The proposed development is a two phase project with Phase I consisting of an indoor archery range and a childcare center. The proposed childcare center is a conditional use in the General Commercial District. The proposed childcare center will be located on the west side of the property and will be accessed from Trailview Drive. The childcare center will operate Monday through Friday from 7:30 a.m. to 5:00 p.m. The facility will have a maximum of 30 children and 4 staff. The applicant is requesting the following Exceptions for Phase I:</p> <ul style="list-style-type: none"> • To waive the requirement to construct an opaque screening fence along the west side of the property; • To reduce the minimum required landscape points from 36,000 to 13,350; and, • To allow the parking located along Sturgis Road to back into the right-of-way. <p>The applicant has not identified the proposed uses or design for Phase II. As such, proposed Phase II will require a Major Amendment to the Planned Development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: FHS Two, LLC	Planner: Fletcher Lacock
Property Owner: FHS Two, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: FMG Engineering	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: Andrew Scull, Scull Construction	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	3645 Sturgis Road
Neighborhood	West Rapid Neighborhood Area
Subdivision	C.D. Rounds Subdivision
Land Area	1.28 acres
Existing Buildings	Commercial strip mall
Topography	Rises in elevation from southwest to northeast approximately 12 feet
Access	Sturgis Road and Trailview Drive
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	GC	MUC – Revitalization Corridor	Strip mall
Adjacent North	GC	MUC – Revitalization Corridor	Commercial building
Adjacent South	GC	MUC – Revitalization Corridor	Commercial building
Adjacent East	GC	MUC – Revitalization Corridor	Gymnastics Academy
Adjacent West	LDR	LDN	Single-family dwellings

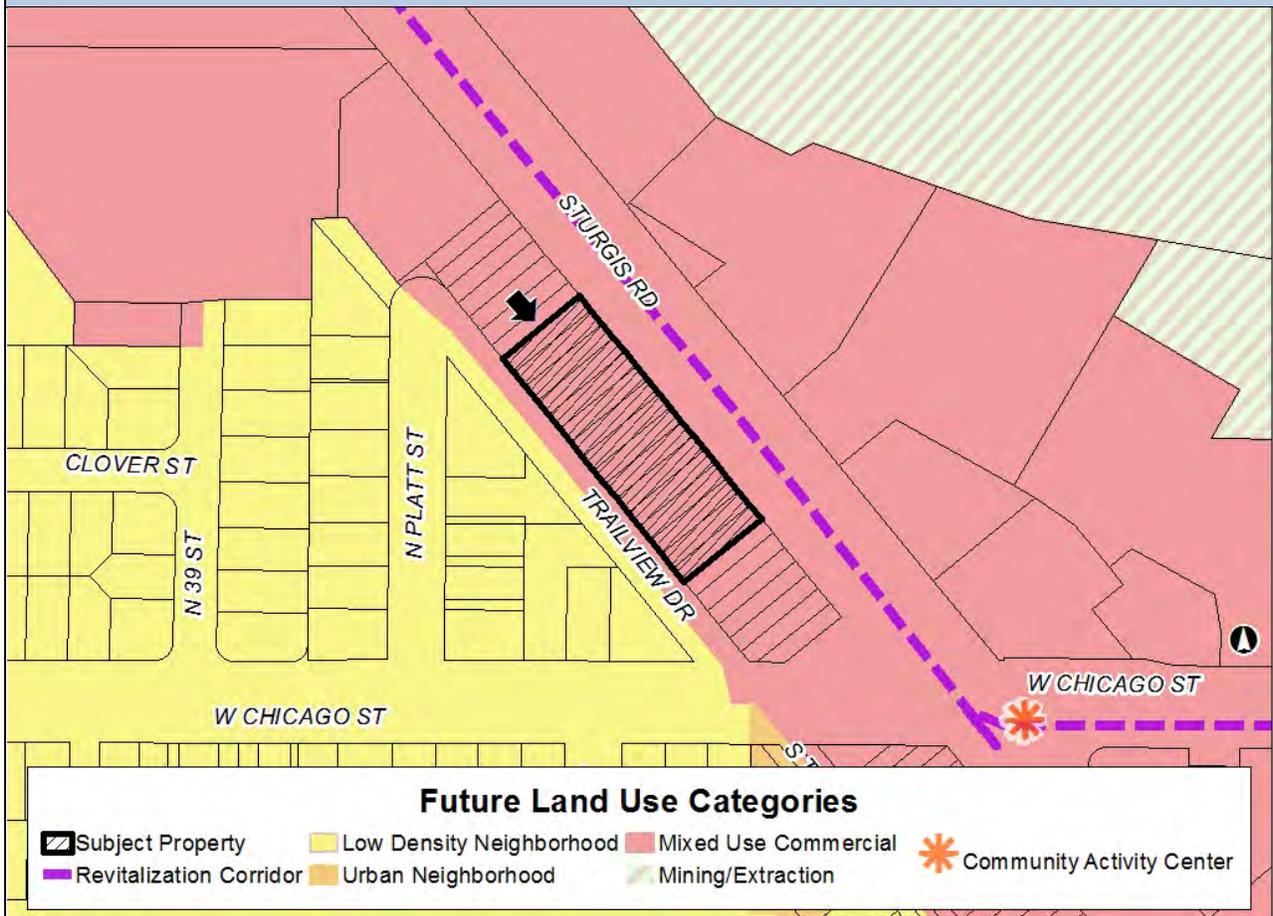
Zoning Map



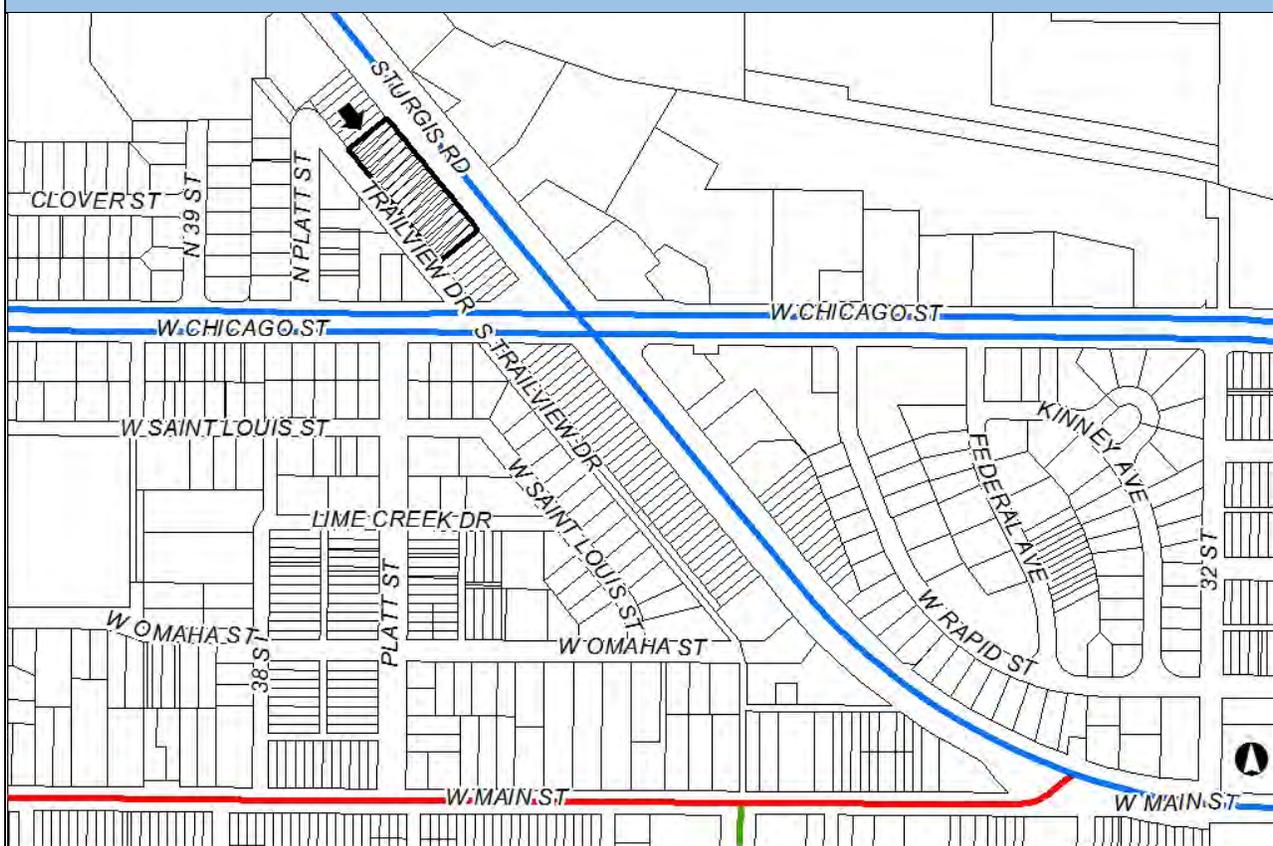
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	1.28 acres	
Lot Frontage / Lot Width	N/A	400 feet	
Maximum Building Heights	4 stories or 45 feet	2 stories	
Maximum Density	75%	35.7%	
Minimum Building Setback:			
• Front	25 feet	25 feet	
• Rear	0 feet	N/A	
• Side	0 feet	0 feet to north and south	
• Street Side	25 feet	45 feet from Trailview Drive	
Minimum Landscape Requirements:			
• # of landscape points	36,000	Requesting an Exception to reduce to 13,350 for Phase I	
• # of landscape islands	0	0	
Minimum Parking Requirements:			
• # of parking spaces	46	Requesting an Exception to reduce the minimum required parking to 14 spaces	
• # of ADA spaces	2	3	
Signage	As per RCMC 17.50.080	Proposed pole sign and wall signage	
Fencing	Screening fence required along west 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 an Initial and 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 56,000 square feet in size and zoned General Commercial District. The property is the former location of a furniture store and the applicant is proposing to repurpose the building with an indoor archery range and a childcare center. The proposed childcare center will be located on the west side of the property and will be accessed from Trailview Drive. The structure was recently damaged by a fire. A future Phase II will require a Major Amendment to the Planned Development and depends on the structural integrity of the north half of the building.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is currently developed with a 20,000 square foot commercial building. The applicant is proposing to repurpose the building from a furniture store to an archery range and childcare center.
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 three Exceptions. The applicant is proposing to construct 14 parking spaces on the west side of the building for the proposed childcare center. There are 32 existing parking spaces located along Sturgis Road. However, these parking spaces back into the public right-of-way. The applicant is requesting an

Exception to allow the 32 parking spaces to back into the public right-of-way. Currently, there is no curb along Sturgis Road and no designated driveway approach to the subject property. The applicant is working with the South Dakota Department of Transportation (SDDOT) to install curb and gutter and to construct two 32 foot wide driveway approaches. The SDDOT has indicated that no parking is allowed in the right-of-way. However, the SDDOT has indicated that the right-of-way may be used as a backing aisle to access the existing parking. The proposed curb and gutter and new driveway approaches will reduce the number of conflict points and reduce vehicular crashes at this location. The applicant has submitted a letter from the SDDOT stating support for the proposed project. Staff recommends that the Exception to allow parking to back into the public right-of-way be approved.

The applicant is also requesting an Exception to waive the requirement to construct an opaque screening fence along Trailview Drive as the property is adjacent to a residential district. The applicant is proposing to use the approach along Trailview Drive to access the proposed childcare center. The applicant has indicated that they would be amenable to providing evergreen shrubs and/or trees between the property line and the proposed parking lot to provide year-round screening. As such, upon submittal of a Building Permit, the landscape plan must be revised to show evergreen shrubs and/or trees between the property line and the parking area to provide screening in lieu of an opaque screening fence. Staff recommends that the Exception to waive the screening fence requirement be approved contingent upon the evergreen screening being provided.

In addition, the applicant is requesting an Exception to reduce the minimum required landscaping from 36,000 landscape points to 13,350 landscape points. Currently, there is no landscaping located on the property. The applicant is proposing to install four landscape islands on the east side of the building and to install grass around the proposed parking on the west side of the building. In addition, the applicant will be providing additional evergreen shrubs and/or trees in the new parking area to provide screening from the residential district to the west. The proposed landscape plan is an improvement over existing conditions. The existing commercial building limits the area of the property to accommodate landscaping. As such, staff recommends that the Exception to reduce the minimum required landscaping from 36,000 landscape points to 13,350 landscape points be approved for Phase I.

The proposed Initial and Final planned Development Overlay is for Phase I of a two phased development. The applicant has indicated that after review of the structural integrity of the north side of the building which was damaged by fire, a future Major Amendment to the Planned Development will be submitted for review and approval. Additional Exceptions to parking and landscaping may be

	needed with the future amendment.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The proposed archery range is a permitted use in the General Commercial District. The proposed childcare center is identified as a conditional use in the 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:	<p>The subject property is developed with a commercial building which was damaged in a fire. The applicant is proposing to repurpose the building. The redevelopment of the property will improve access and parking along Sturgis Road. In addition, the new landscaping will improve the aesthetics of the property and provide a screening along Trailview Drive. The stipulations of approval will require a Major Amendment to the Planned Development for Phase II and will ensure that any expansion of the childcare center or change in use that requires additional parking will need a Major Amendment.</p> <p>Public Works staff has identified issues that must be addressed prior to issuance of a Building Permit. In particular, the applicant has indicated that they will be seeking a Variance to waive the requirement to install sidewalks. Upon submittal of a Building Permit, the site plan must be revised to show property line sidewalk or a Variance from City Council must be obtained. In addition, upon submittal of a Building Permit, the site plan must be revised to address redline comments.</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:	As noted above, the subject property is developed with a commercial building which was damaged in a fire. The applicant is proposing to repurpose the building. The redevelopment of the property will improve access and parking along Sturgis Road. In addition, the new landscaping will improve the aesthetics of the property and provide a screening along Trailview Drive. The proposed Initial and Final Planned Development Overlay is an innovative re-use of an existing building.

In reviewing a request for a conditional use for a child care center, the Council may in addition to the criteria included in Rapid City Municipal Code Section 17.54.030.E, consider the following:

1. Proximity to major arterials:	The property is located on the west side of Sturgis Road northwest of the intersection of Sturgis Road and West Chicago Street. Sturgis Road and West Chicago Street are both identified as Principal Arterial Streets on the City's Major Street Plan. Access to the property is from Sturgis Road and from Trailview Drive located on the west side of the property. The proposed childcare center will be accessed from Trailview Drive which is a lower order street.
2. Proximity to recreation facilities:	The Outdoor Campus West is located approximately 1,200 feet to the north along Sturgis Road.
3. Traffic generated by the center:	The change in use from a furniture store to an indoor archery range and childcare center will increase peak hour trips by 60. The total number of anticipated trips does not trigger a Traffic Impact Study.
4. Hours of operation:	The submitted operations plan notes that the facility will operate Monday through Friday from 7:30 a.m. to 5:00

	p.m.
5. Existing or potential levels of air and noise pollution:	Sturgis Road is identified as a Principal Arterial Street on the City's Major Street Plan. The applicant is proposing to provide an indoor play area and no outdoor play area. As noted above, the childcare center will be located on the lower level of the building and accessed from Trailview Drive.
6. Access from the center to adjacent areas used for commercial or industrial purposes:	Properties to the north, south, and east are also zoned General Commercial District. Properties to the west are zoned Low Density Residential District. As noted above, the proposed childcare center will be located on the west side of the property and will be accessed from Trailview Drive.
7. Appropriateness of outdoor play areas	The applicant is not proposing an outdoor play area. The applicant is proposing an indoor play area 2,300 square feet in size. A minimum 1,500 square foot play area is required for 30 children. The proposed play area is in compliance with the Zoning Ordinance.
8. Type of vehicular traffic common to the area:	As noted above, Sturgis Road is identified a Principal Arterial street on the City's Major Street Plan. The proposed childcare center will be accessed from Trailview Drive located on the west side of the property. Trailview Drive is a residential street.

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	
 A Balanced Pattern of Growth	
BPG-1.2A	Priority Activity Centers for Reinvestment: Sturgis Road is identified as a Revitalization Corridor. In addition, the property is located north of the FTC Express Center, a Community Activity Center. The proposed Initial and Final Planned Development Overlay supports the re-use of an existing building and reinvestment in an existing commercial area
 A Vibrant, Livable Community	
LC-5.1A	Varied Activity Centers: The property is located in the FTC Express Center, a Community Activity Center. The proposed archery range increases the recreational opportunities located in the area which also include Just Jymnastics and the Outdoor Campus West.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.1C	Indoor and Outdoor Recreation: The proposed indoor archery range supports the Comprehensive Plan goal of encouraging a variety of recreational facilities.
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: The property abuts Sturgis Road which is identified as a Principal Arterial Street on the City's Major Street Plan. Currently there is no curb located along Sturgis Road and no designated driveway approaches. As noted above, the applicant is working with the SDDOT to install curb and gutter and to design two approaches to the subject property. The

	proposed infrastructure improvements will enhance access and safety.
TI-2.1E	Access Management Planning: The applicant is working with SDDOT to install curb and gutter along Sturgis Road and to install two driveway approaches to the property. The proposed infrastructure improvement will enhance safety.
TI-2.3A	Sidewalk Inventory: The applicant has indicated that they will pursue a Variance to waive the requirement to install sidewalk along Sturgis Road and Trailview Drive. The applicant should be aware that prior to issuance of a Building Permit, the site plan must be revised to show property line sidewalk or a Variance must be approved by City Council.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed redevelopment of a former furniture store supports the Comprehensive Plan goals of re-investing in Revitalization Corridors and supporting innovative re-use of existing buildings.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Initial and 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 Initial and 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	
Future Land Use Plan Designation(s):	Mixed-Use Commercial / Revitalization Corridor
Design Standards:	
GDP-MU7	Rehabilitation of Existing Activity Centers and Corridors: As noted above, the applicant is proposing to repurpose a commercial building damaged by fire. The proposed Initial and Final Planned Development Overlay supports the Comprehensive Plan goal of re-investing in existing commercial areas and enhancing the aesthetics and appeal of these areas. The proposed landscaping and infrastructure improvements to Sturgis Road support revitalizing the area.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	West Rapid Neighborhood Area
Neighborhood Goal/Policy:	
WR-NA1.1B	Reinvestment Corridor: Sturgis Road is identified as a Revitalization Corridor and the property is located in the FTC Express Center, a Community Activity Center. The proposed redevelopment of the Freed’s Furniture building supports reinvestment and revitalization of the area.

Findings	
Staff has reviewed the Initial and Final Planned Development Overlay to repurpose an existing commercial building and to allow a childcare 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 requested Initial and Final Planned Development is an innovative re-use of an existing commercial building. The proposed redevelopment promotes the re-investment in a Revitalization Corridor adjacent to a Community Activity Center. The requested Exceptions to parking and landscaping are in combination with street improvements to Sturgis	

Road and the addition of landscaping to a property that currently lacks any landscaping. The applicant should be aware that future Phase II will require a Major Amendment to the Planned Development.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Initial and Final Planned Development Overlay be approved with the following stipulations:	
1.	An Exception is hereby granted to allow the 32 parking spaces along Sturgis Road to back into the public right-of-way. No parking shall be allowed in the public right-of-way. A minimum of 46 parking spaces shall be provided for Phase I. Two of the parking spaces shall be ADA accessible with one being “van accessible”;
2.	An Exception is hereby granted to waive the screening fence requirement contingent upon an evergreen screening consisting of shrubs and/or trees being provided between the parking lot and the property line on the west side of the property;
3.	An Exception is hereby granted to reduce the minimum required landscaping from 36,000 landscape points to 13,350 landscape points be approved for Phase I;
4.	Upon submittal of a Building Permit, the site plan shall be revised to address redline comments;
5.	Prior to issuance of a Building Permit, the applicant shall revise the site plan to show property line sidewalk in compliance with the Rapid City Municipal Code or obtain a Variance from the City Council;
6.	Prior to issuance of a Building Permit, the property owner shall plat the property or record a Developmental Lot Agreement;
7.	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;
8.	The proposed childcare center shall operate in compliance with the submitted operations plan and all approved plans. Any expansion of use shall require a Major Amendment to the Planned Development; and,
9.	The Initial and Final Planned Development Overlay shall allow for Phase I of the repurposing of an existing commercial building. Phase II shall require a Major Amendment to the Planned Development. Any change in use or expansion of use permitted in the General Commercial District 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)	
Case # 18PD004	Initial and Final Planned Development Overlay to repurpose an existing commercial building and to allow a childcare center
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.