

STAFF REPORT
February 6, 2014

No. 14PD001 - Final Planned Development to allow a parking lot

ITEM 3

GENERAL INFORMATION:

APPLICANT	Andy Langenfeld - Rapid City Medical Center LLP
AGENT	FMG, Inc.
PROPERTY OWNER	GWH Properties, LLC
REQUEST	No. 14PD001 - Final Planned Development to allow a parking lot
EXISTING LEGAL DESCRIPTION	<p>The southern portion of existing Lot 2 of Block 2 of Minnesota Park Subdivision in the N1/2 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as beginning at a point that is the south corner of Lot 2 of Block 2 of Minnesota Park Subdivision, said point being marked by a 5/8" rebar, Thence N29°42'11"W a distance of 142.52' to a point; Thence N47°07'23"E a distance of 209.94' to a point; Thence along a curve to the left, said curve having a chord bearing of S58°18'56"E, a chord distance of 135.44', a delta of 22°18'46", a length of 136.30' and a radius of 350.00' to a point that is the east corner of Lot 2, said point being marked by a 5/8" rebar with survey cap marked "Lamke LS 5225"; Thence along a curve to the left, said curve having a chord bearing of S24°54'08"W, a chord distance of 29.37', a delta of 03°08'23", a length of 29.37' and a radius of 536.05' to a point, said point being marked by a 5/8" rebar with survey cap marked "Lamke LS 5225"; Thence along a curve to the right, said curve having a chord bearing of S47°46'47"W, a chord distance of 251.31', a delta of 48°53'41", a length of 259.10' and a radius of 303.62' to the point of beginning.</p>
PARCEL ACREAGE	Approximately 0.881 acres
LOCATION	South of Minnesota Street, west of Wisconsin Avenue
EXISTING ZONING	Office Commercial District (Initial Planned Development)
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	Office Commercial District
South:	Medium Density Residential District

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East:	Office Commercial District - Medium Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	January 10, 2014
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Final Planned Development to allow a parking lot be approved with the following stipulations:

1. An Exception to reduce the required number of landscaping islands from one to zero is hereby approved, contingent upon a minimum of 42,570 points of landscaping being provided as shown on the submitted plans. All landscaping shall continually comply with the requirements of the Rapid City Landscaping Ordinance;
2. The previously approved Exception to reduce the required number of handicap parking spaces from three to zero is hereby acknowledged, contingent upon the provision that sufficient handicap parking shall be provided on the adjacent lot legally described as Lot 1 of Block 1 of the Minnesota Park Subdivision, Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
3. Prior to issuance of a building permit, all redline comments shall be addressed. In particular, submitted plans shall be revised to include the Rapid City Standard Detail 41-1 Utility Trench Patch Detail. In addition, the property owner and engineer shall sign the submitted erosion and sediment control plans in order to obtain the required erosion and sediment control permit. All redline comments shall be addressed and returned to Community Planning and Development Services;
4. A building permit shall be required prior to construction. Final approval shall be required prior to use of the parking lot;
5. Prior to issuance of a building permit, final construction plans signed and stamped by a registered professional architect and/or engineer, as applicable, shall be submitted;
6. Prior to final approval of the parking lot, temporary or permanent erosion and sediment control measures shall be achieved;
7. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being permitted as a part of this Final Planned Development. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit shall be required for each sign;
8. All outdoor lighting shall be designed to reflect within the property boundaries so as to not shine on adjoining properties and rights-of-way and not be a hazard to the passing motorist or constitute a nuisance of any kind;
9. All requirements of the International Fire Code shall continually be maintained;
10. All requirements of the Office Commercial District shall continually be maintained, unless specifically stipulated as a part of this Final Planned Development or a subsequent Major Amendment to the Planned Development, and;
11. This Final Planned Development shall allow for the construction of a parking lot. Uses permitted in the Office Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. Conditional uses in the

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Office Commercial District shall require a Major Amendment to the Planned Development.

GENERAL COMMENTS: The applicant has submitted a Final Planned Development to allow the construction of a parking lot to be located on approximately 0.881 acres of property zoned Office Commercial District. On January 9, 2014, the Planning Commission approved an Initial Planned Development (File #13PD055) to construct a parking lot on the property. In addition, on January 21, 2014, a Preliminary Subdivision Plan (File #13PL137) was approved by the City council to create two lots on the property. One of the two lots is the location of the proposed parking lot. The proposed parking lot will serve as supplemental parking for the medical clinic located to the east of the property at 101 East Minnesota Street.

The applicant has submitted an associated Final Plat application for the two lots (File #14PL003). The Final Plat application is currently under review.

The property is located approximately 250 feet southeast of the intersection of East Minnesota Street and Wisconsin Avenue. Currently the property is undeveloped.

STAFF REVIEW: Staff has reviewed the request for a Final Planned Development pursuant to the requirements of Chapter 17.50.050.F(5) of the Rapid City Municipal Code and has noted the following considerations:

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 0.881 acres of land zoned Office Commercial District. Property to the north and west is also zoned Office Commercial District. Property to the south is zoned Medium Density Residential District and Public District. Property to the east is zoned Medium Density Residential District. The area is located in a developing section of the City. The size, shape, or topography of the lot does not create particular conditions limiting the development of the property.

The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;

Plans approved as a part of the Initial Planned Development showed a total of 80 parking spaces were proposed for the property. Plans submitted with this Final Planned Development show that the number of parking spaces on the property has been reduced to 76 spaces. As previously mentioned, the applicant has indicated that the proposed parking lot will serve as supplemental employee parking for the medical clinic located across the street. As of this writing, the applicant has not provided a parking calculation for the existing and anticipated uses on the medical clinic lot. As such, a determination cannot be made as to whether the additional parking spaces located in the proposed parking lot will be required to meet the parking demands of the medical clinic. The applicant should be aware that when a building permit is submitted for the proposed expansion/remodel, a parking calculation must be provided showing that all parking requirements are being met and, if necessary, a parking agreement will be required showing that additional parking is being

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provided on a separate lot.

As a part of the Initial Planned Development, the applicant requested and obtained an Exception to waive the required handicap parking on the property. Based on the expected use of the proposed parking lot as employee parking for the neighboring property as well as the provision of handicap parking on the neighboring lot, it does not appear that the requested Exception will have a negative impact on the neighborhood or the development of the area. The previously obtained Exception to reduce the required amount of handicap parking from three to zero is hereby acknowledged.

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;

All provisions of the Office Commercial District must be continually maintained unless specifically authorized as a stipulation of the Final Planned Development or a subsequent Major Amendment to the Planned Development.

A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;

The Office Commercial District is intended to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Land, space, and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods. A parking lot is a conditional use in the Office Commercial District, provided that the facilities are paved, that the facilities meet all the requirements of the Office Commercial Zoning District, and that the facilities are operated in conjunction with a permitted or conditional use in the Office Commercial District. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.

Any adverse impacts will be reasonably mitigated;

Public Works comments: Public Works staff has noted that prior to issuance of a building permit, redline comments must be addressed. In particular, submitted plans must be revised to include the Rapid City Standard Detail 41-1 Utility Trench Patch Detail. In addition, the property owner and engineer must sign the plans in order to obtain the required erosion and sediment control permit.

Building Inspections comments: A building permit must be obtained prior to construction and final approval must be obtained prior to use of the parking lot. In addition, all plans must be signed and sealed by a registered professional architect and/or engineer, as applicable, pursuant to SDCL 36-18A. Permanent or temporary erosion and sediment control measures must be in place prior to occupancy.

Fire Department comments: The Rapid City Fire Department has not noted any concerns with the proposed Final Planned Development. All requirements of the International Fire Code must continually be maintained.

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Landscaping: A minimum of 38,333 points of landscaping are required for the property. Submitted plans show that 42,570 points of landscaping are being proposed. The number of proposed parking spaces requires that a minimum of one landscaping island be provided on the property. The applicant has submitted an Exception request to reduce the required amount of landscaping islands from one to zero. Submitted plans show that an excess of landscaping is being provided primarily along the eastern property line, adjacent to Wisconsin Street, which should provide a buffer between the proposed parking lot and the street. It does not appear that reducing the required number of landscaping islands will have a negative impact on the area or on neighboring properties. As such, staff recommends that the requested Exception to reduce the required amount of landscaping islands from one to zero be approved, contingent upon a minimum of 42,570 points of landscaping being provided as shown on the submitted plans. All landscaping must comply with the requirements of the Rapid City Landscaping Ordinance.

Signage and Lighting: Submitted plans show that one private parking sign is being proposed. All signage must 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. The addition of LED signage will require a Major Amendment to the Planned Development. A sign permit is required for each sign.

Submitted plans show that the proposed parking lot will be lit with two pole lights located on the northeast and southwest sections of the property. All lighting must be designed to preclude shining on any adjacent properties or rights-of-way and not create a nuisance to area traffic of any kind.

The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objectives of the existing standard sought to be modified;

This Final Planned Development will allow the development of a parking lot. Uses permitted in the Office Commercial District will be permitted contingent upon provision of sufficient parking. Conditional uses in the Office Commercial District will require a Major Amendment to the Planned Development. With the exception of handicap parking and landscaping islands, it appears that the proposed parking lot will comply with the requirements of the Rapid City Municipal Code. The anticipated expansion of the medical clinic uses on the neighboring property will require that sufficient handicap parking be provided on that lot, and the proposed parking lot will be used primarily by employees of the medical clinic. As such, the provision of handicap parking on the property does not appear warranted. The submitted landscaping plans shows that an excess of required landscaping is being provided, and designed to create a buffer between the parking lot and the street. For these reasons, staff recommends that the Final Planned Development to allow a parking lot as proposed be approved with the stipulations outlined above.

Notification Requirements: The required notification mailing has been submitted to Community Planning and Development Services for mailing. The sign has been posted on the property. As of this writing, there have been no inquiries regarding the proposed Final Planned Development.