

STAFF REPORT  
November 6, 2014

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**No. 14PD036 - Planned Unit Development Zoning District**

**ITEM 9**

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GENERAL INFORMATION:

APPLICANT	Cummins Central Power
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	By-Pass Development LLC
REQUEST	<b>No. 14PD036 - Planned Unit Development Zoning District</b>
EXISTING LEGAL DESCRIPTION	Lots 2, 3 and 8 of Block 1 of I-90 Heartland Business Park, located in the E1/2 of the NE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2R and 3R of Block 1 of I-90 Heartland Business Park
PARCEL ACREAGE	Approximately 7.58 acres
LOCATION	North Elk Vale Road and Taggart Road
EXISTING ZONING	General Commercial District - Light Industrial District
FUTURE LAND USE DESIGNATION	Light Industrial and Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District - Light Industrial District
South:	General Commercial District (Planned Development Designation)
East:	Box Elder
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	October 10, 2014
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planned Unit Development Zoning District be approved.

GENERAL COMMENTS:

The applicant has submitted a Planned Unit Development Zoning District application to

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change the zoning designation of the above legally described property from General Commercial District and Light Industrial District to the Cummins Planned Unit Development Zoning District to allow for vehicle repair, including recreational vehicles, and a short term recreational vehicle parking/camping area for those vehicles waiting for repair. A second lot located within the northern portion of the property is identified for permitted future General Commercial and/or Light Industrial uses as per the City's General Commercial District and Light Industrial District.

On September 19, 2014, the applicant submitted a Planned Unit Development Concept Plan (File #14PD031) outlining the general use of the property as identified above. There is no formal approval by the City of a Planned Unit Development Concept Plan but comments were provided to the applicant in order to adjust the plan and submit this Planned Unit Development Zoning District application.

The property is located between Taggart Road and N. Elk Vale Road, approximately 250 feet north of the E. Mall Drive and N. Elk Vale Road intersection. Currently, the property is void of any structural development.

**STAFF REVIEW:**

The Planned Unit Development Zoning Document approval process must follow the City's rezoning procedure. As such, staff has evaluated the proposed Planned Unit Development Zoning Document as it relates to the four criteria for review set forth in Chapter 17.54.040 of the Rapid City Municipal Code. A summary of staff findings is outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and district affected, or the City in general.*

The property was originally platted in 2005. This area continues to be developed with a mix of light industrial and general commercial uses. The proposed overnight vehicle parking/camping for recreational vehicles waiting for repair is a unique land use concept which would not otherwise be permitted in an existing City Zoning District without meeting all of the design standards set forth in Chapter 15.52.010 for a travel park which requires water connections, a dumping station, a service building and a washroom/bathing facility. With the continued growth of this area and the close proximity to Interstate 90 and the Black Hills Visitor Information Center, the proposed recreational vehicle repair with overnight recreational vehicle parking/camping, will provide another service to travelers within this area of our community.

2. *The proposed zoning is consistent with the intent and purposes of this ordinance.*

The purpose of the Planned Unit Development Zoning District is to provide a process for the creation of a zoning district that allows for a mix of land uses and development standards that would not otherwise be permitted within the conventional zoning districts. A vehicle repair facility is permitted in both the General Commercial District and the Light Industrial District. However, the overnight parking/camping of recreational vehicles waiting for repair is a unique accessory use to the vehicle repair use. The Planned Unit Development Zoning District allows the applicant to provide this accessory use while establishing guidelines for the use to ensure that it is operated in conformance with acceptable design standards. As

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shown on the attached Cummins Planned Unit Development Zone Document, the applicant has identified a land plan, bulk standards, a land use schedule, public and private improvements and design standards. The vehicle repair with temporary overnight parking/camping of recreational vehicles includes the following data:

- A maximum of 15 paved recreational vehicle parking spaces will be provided;
- Potable water and electrical service will be provided at each space;
- A grassed pet exercise area with an animal waste station located adjacent to the recreational parking spaces will be provided.
- The overnight parking/camping of recreational vehicles will only be allowed as a function of customers awaiting completion of repairs to the recreational vehicle; and
- The recreational vehicle parking/camping and vehicle repair use(s) must remain connected. The recreational parking/camping area shall not be portioned off as a separate use.

The Cummins Planned Unit Development Zone Document also addresses design standards which include building materials, screening, fencing, signage, parking and address display requirements. The Zone Document meets all of the requirements set forth in Chapter 17.50.060.E of the Rapid City Municipal Code. In addition, the proposed land use(s) are compatible with other general commercial and light industrial uses within the area. Based on this, the proposed Planned Unit Development Zoning request is consistent with the intent and purposes of this Ordinance.

3. *The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such amendment.*

As previously identified, this area continues to be developing with a mix of light industrial and general commercial uses. The vehicle repair business is a permitted use in both the Light Industrial District and the General Commercial District. The bulk standards and design standards established with the Planned Unit Development Zone Document will serve as a tool to ensure that the proposed use of the property with overnight recreational vehicle parking/camping will not create adverse affect(s).

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

The Future Land Use Plan identifies the appropriate use of the property as light industrial and mixed use commercial. The Cummins Planned Unit Development Zone Document is compatible with the City's Future Land Use designations.

City sewer and water currently exist along Taggart Road and N. Elk Vale Road as per the City's Master Utility Plan. The existing utilities will provide service to the proposed development.

The Major Street Plan identifies N. Elk Vale Road as a principal arterial street. In addition, Taggart Road has been constructed as an industrial street. The existing streets will accommodate traffic generated from the proposed use.

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The proposed land use plan along with the existing street(s) and City utilities are in compliance with City development plans.

Notification Requirement: The applicant has returned the notification letters to the Community Planning & Development Services Department. Staff has, subsequently, verified and posted the letters. The applicant has also picked up the sign for posting. As of this writing, staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at their November 6, 2014 Planning Commission meeting if this requirement has not been met.