



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

### May 21, 2015

<b>Applicant Request(s)</b>
Case # 14PD043 – Final Planned Development Overlay to allow a commercial development
Companion Case(s) # NA

<b>Development Review Team Recommendation(s)</b>
Approve with stipulations

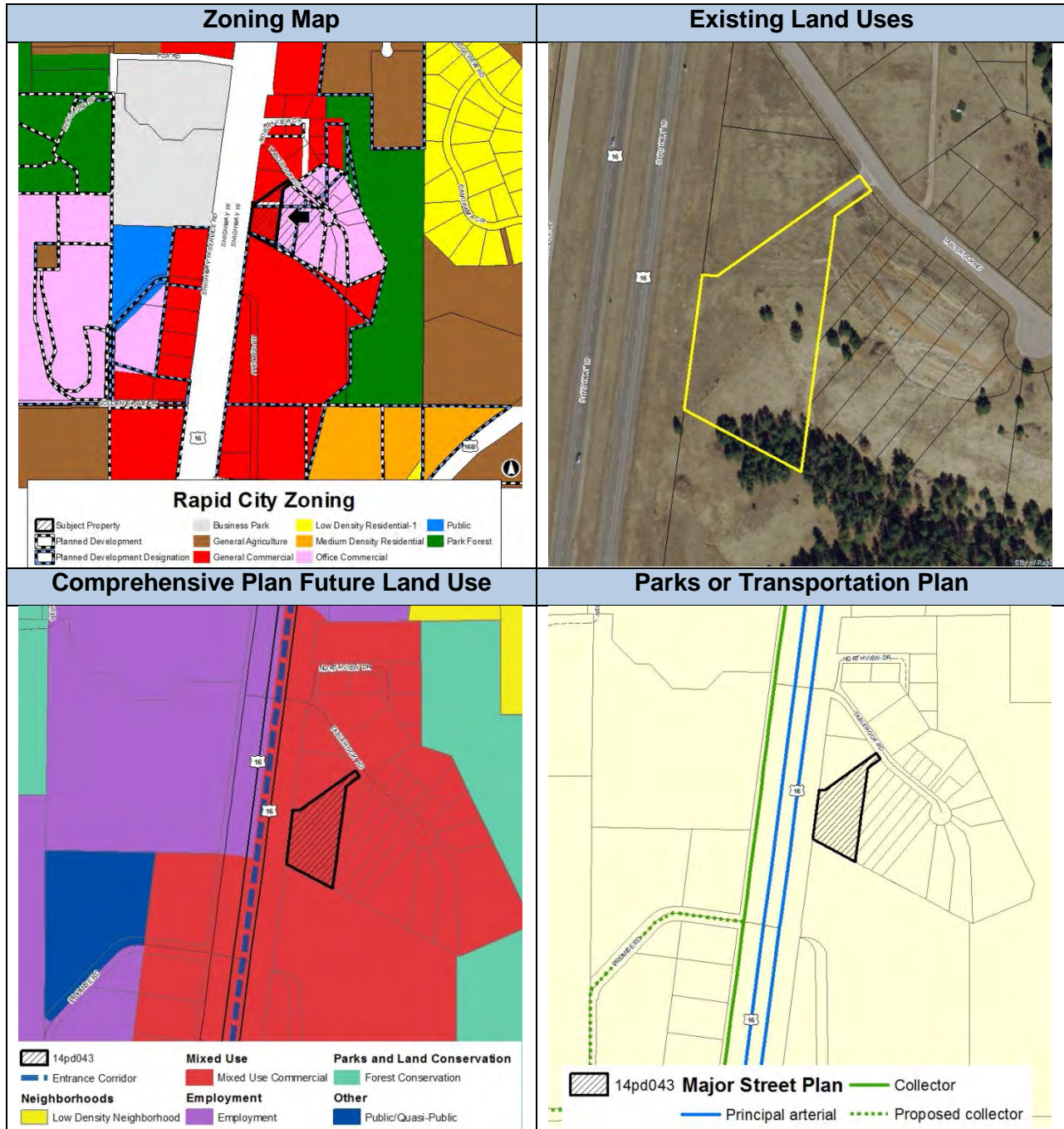
<b>Project Summary Brief</b>
The applicant has submitted a Final Planned Development Overlay to allow a commercial development. In particular, the applicant is proposing to construct a 4,000 square foot dental office building. The site plan identifies a future 4,000 square foot building which will require a Major Amendment to the Planned Development. The applicant is also requesting an Exception to reduce the minimum required side yard setback that abuts a street from 25 feet to 20 feet and an Exception to waive the screening fence requirement and to provide a landscape buffer in lieu of the screening fence.

<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: ARC International	Planner: Fletcher Lacock
Property Owner: All About Grace LLC	Engineer: Nicole Lecy
Architect: ARC International	Fire District: Tim Behlings
Engineer: DTS Engineering Inc	School District: Janet Kaiser
Surveyor: Baseline Surveying	Water/Sewer: Nicole Lecy
Other: NA	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	1687 Tablerock Road
Neighborhood	US Highway 16 Neighborhood Area
Subdivision	Tower Ridge 2
Land Area	2.33 acres (101,495 square feet)
Existing Buildings	Void of structural development
Topography	Property is relatively flat on the north side and slopes steeply into a valley on the south side of the property
Access	Tablerock Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	NA
Other	NA

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PDD	MUC- Entrance Corridor	Void of structural development
Adjacent North	GC	MUC- Entrance Corridor	Void of structural development
Adjacent South	GC - PDD	MUC- Entrance Corridor	Void of structural development
Adjacent East	OC - PD Final	MUC	Proposed townhomes
Adjacent West	BP	EC - Entrance Corridor	Void of structural development



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
NA			
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	No minimum	2.33 acres (101,495 square feet)	
Lot Frontage / Lot Width	No minimum	40 feet / 248 foot width	
Maximum Building Heights	4 stories or 45 feet	One story	
Maximum Density	75%	3.9%	
Minimum Building Setback:			
• Front	25 feet	341 feet	
• Rear	"0" feet	139 feet	
• Side	25 feet when abutting a residential district	145 feet	
• Street Side	25 feet	Requesting an Exception to allow a 20 foot setback from US Highway 16	
Minimum Landscape Requirements:			
• # of landscape points	97,495	100,000	
• # of landscape islands	One	One	
Minimum Parking Requirements:			
• # of parking spaces	20 parking spaces	20 parking spaces	
• # of ADA spaces	One "van accessible"	One "van accessible"	
Signage	520 square feet	300 square foot wall sign – 200 square foot ground sign	
Fencing	Six foot opaque screening fence along east property line abutting residential district	Requesting an Exception to waive the screening requirement	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is approximately 2.33 acres in size and is a "flagpole lot" accessed from Tablerock Road. The north side of the property is relatively flat and slopes steeply into a valley on the south side of the property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned General Commercial District with a Planned Development Designation requiring that a Final Planned Development Overlay be approved prior to development of the property. A medical office is a permitted use in the district. The applicant is requesting an Exception to waive the screening fence requirement and an Exception to reduce the side yard setback that abuts a street from 25 feet to 20 feet.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the	Chapter 17.18.080 of the Rapid City Municipal Code requires that an opaque screening fence be provided when a commercial property is adjacent to a residential district.

<p>public good or impair the purposes and intent of these regulations:</p>	<p>The property to the east is being developed with townhomes requiring that a screening fence be provided along the east lot line. The applicant is requesting to waive the screening requirement for Phase I of the development and to reconsider the screening requirement with Phase II which will require a Major Amendment to the Planned Development. The north side of the property is a “flagpole lot” providing access from Tablerock Road and a screening fence would hinder visibility. The south side of the property slopes steeply into a valley and a screening fence would not provide the intended buffer. The applicant is also requesting a reduction in the side yard setback that abuts a street from 25 feet to 20 feet on the west side of the property abutting US Highway 16 which would provide additional distance from the residential properties to the east. The South Dakota Department of Transportation (SDDOT) has indicated concurrence with the proposed setback reduction.</p> <p>The applicant is proposing to locate the wall signs on the north and west faces of the building and the proposed ground sign is located on the west side of the building. The location of the signage will have a minimal impact on the neighboring residential. In addition, the landscape plan identifies that the parking lot area will be screened on the east side using a landscape buffer. Based on the layout of the lot, the topography on the south side of the property, and the location of the Phase I structure and the proposed signage locations on the west side of the property; staff recommends that the Exceptions to reduce the minimum required side yard setback that abuts a street and the Exception to waive the screening requirement be approved for Phase I of the development. A Major Amendment to the Planned Development will be required prior to construction of Phase II and the screening fence requirement will be reviewed again at that time.</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>The property is zoned General Commercial District. The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights that others in the same district are allowed.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>As noted above, due to the topography of the site, the orientation of the building and signage, the distance of Phase I from the residential properties to the east, and SDDOT’s concurrence with the proposed setback reduction from US Highway 16; staff recommends that the Exceptions to reduce the side yard setback that abuts a street and to waive the screening fence requirement for Phase I be granted.</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</p>	<p>The SDDOT has indicated concurrence with the proposed reduction in setback from US Highway 16. As noted above, it appears that any negative effects from not providing the screening fence will be mitigated. Upon submittal of a Major Amendment for Phase II of the development, the screening requirement will be reviewed again at that time.</p>

be modified:

**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-1.1A

**Compact Growth:** The property has been platted and water and sewer services are located in Tablerock Road. The proposed development does not require that public utilities be extended.



**A Vibrant, Livable Community**

LC-3.1C

**Compatible Infill and Redevelopment:** The applicant has designed the proposed development to ensure that the proposed use has the least impact on neighboring residences. Phase II of the development will require that the screening fence requirement be reviewed again to ensure that a suitable buffer is provided.



**A Safe, Healthy, Inclusive, and Skilled Community**

SHIS-1.1A

**Levels of Service:** Rapid City Fire Department Station 6 is located approximately 777 feet to the southwest. In addition, the proposed structure will be fire sprinkler protected and a fire hydrant will be located on-site.



**Efficient Transportation and Infrastructure Systems**

TI-2.1D

**Coordinated Land Use and Transportation Planning:** The applicant is requesting an Exception to reduce the minimum required side yard setback that abuts a street from 25 feet to 20 feet. The South Dakota Department of Transportation has indicated concurrence with the proposed setback reduction.



**Economic Stability and Growth**

EC-2.2A

**Additional Health Care Services and Providers:** The proposed development is intended for a dental office. The applicant has indicated that Phase II will also be for medical use.



**Outstanding Recreational and Cultural Opportunities**

RC-1.1B

**Open Space and Natural Resource Conservation:** The south side of the property slopes steeply into a valley and the US Highway 16 corridor provides a viewshed over the southeast side of the City. The topography of the site and the orientation of the proposed development ensures that open spaces are being preserved.



**Responsive, Accessible, and Effective Governance**

GOV-2.1A

**Public Input Opportunities:** The requested Final Planned Development is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.



<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Mixed Use Commercial – Entrance Corridor</b>
<b>Design Standards:</b>	
GDP-MU1	<b>Relationship of Uses:</b> The property is located adjacent to US Highway 16 and the proposed medical office use should provide a buffer to the residential properties to the east.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>US Highway 16 Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
US16-NA1.1B	<b>Mixed-Use Development:</b> The property is accessed from Tablerock Road which intersects with US Highway 16. The surrounding properties that also abut US Highway 16 are also zoned General Commercial District and provide commercial property to support nearby residential. The properties located east of this commercial area at the terminus of Tablerock Road are approved for townhome and single-family development

<b>Findings</b>	
Staff has reviewed the Final Planned Development Overlay to allow a commercial development 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 requesting Exceptions to waive the screening requirement and to reduce the side yard setback that abuts a street. For the reasons noted in the staff report, staff supports that granting of the Exceptions. A Major Amendment to the Planned Development will be required for the second phase of development.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Final Planned Development Overlay to allow a commercial development be approved with the following stipulations:	
1.	An Exception is hereby granted to waive the screening requirement for Phase I. The landscape buffer around the parking lot shall be planted as shown on the landscape plan. A Major Amendment to the Planned Development for Phase II shall require that the screening requirement be again reviewed;
2.	An Exception is hereby granted to reduce the minimum required side yard setback that abuts a street from 25 feet to 20 feet;
3.	All signage shall comply with the Rapid City Municipal Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. A sign permit is required for all signage; and,
4.	The Final Planned Development Overlay shall allow for Phase I of a commercial development. Phase II shall require the review and approval of a Major Amendment to the Planned Development. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Final Planned Development Overlay.