



# Rapid City Planning Commission

## Planned Development Project Report

May 21, 2015

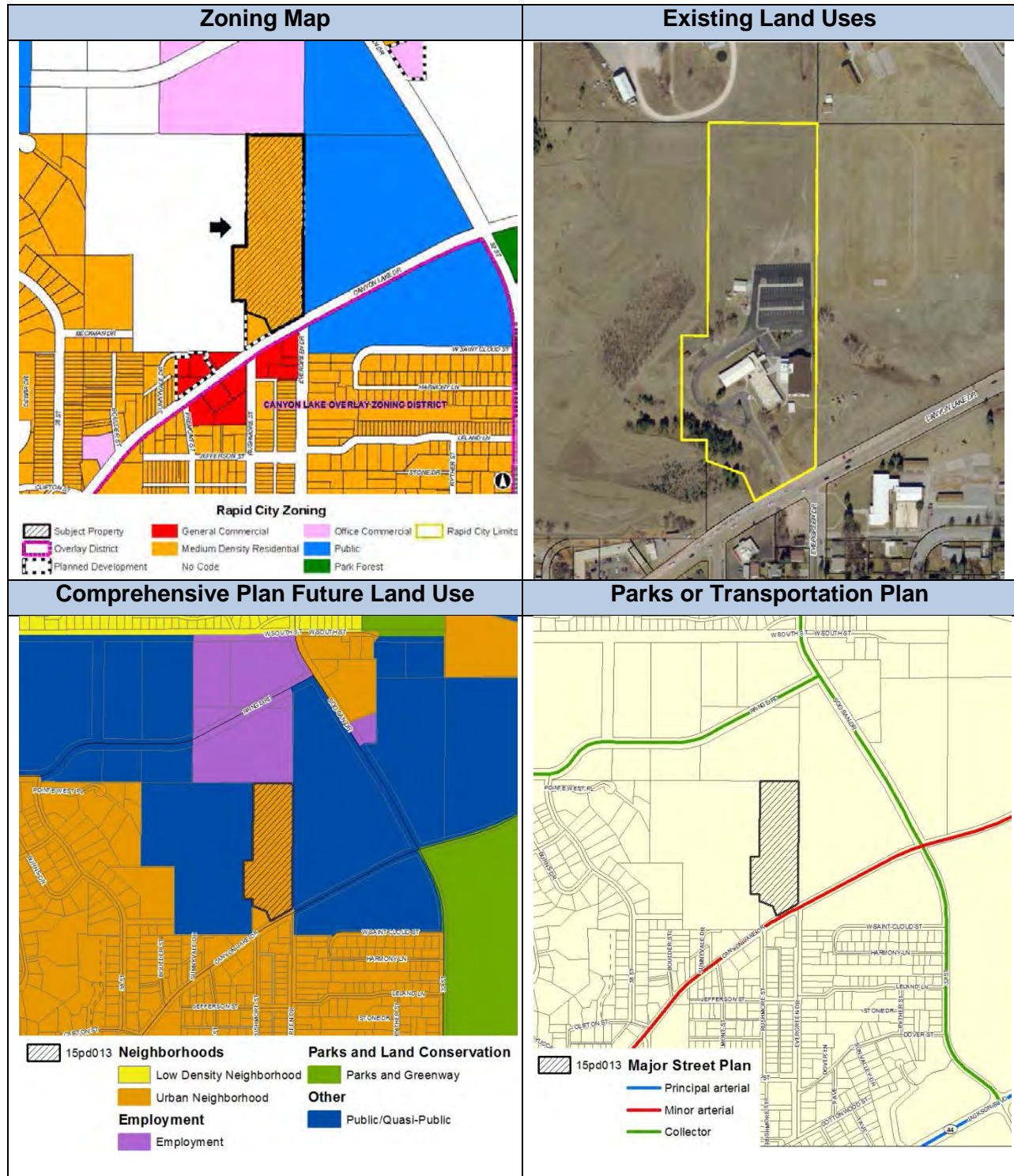
Applicant Request(s)
Case # 15PD013-Major Amendment to the Planned Development to allow a child care center as a conditional use in the Medium Density Residential District
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
Approve with stipulations.

Project Summary Brief	
<p>The applicant has submitted a Major Amendment to the Planned Development to allow use of existing facilities at the Canyon Lake United Methodist Church. Fit-n-Fun is proposing to operate a child care center as a summer camp for a maximum of 50 children, Monday through Friday, from May 26 through the first day of school each fall. The camp will operate from 7:30 am to 6:00 pm and will employ five staff. The camp will utilize the existing Family Life Center located on the Church property. It should be noted that the proposed child care center is not an accessory use to the primary church use on the property. No additions or expansions to the existing facilities are being proposed.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Ryan Zens, Fit-n-Fun	Planner: Robert Laroco
Property Owner: Canyon Lake United Methodist Church	Engineer: Dan Kools
Architect: GJS Architects	Fire District: Tim Behlings
Engineer: CETEC Engineering Services, Inc.	School District: Janet Kaiser
Surveyor: CETEC Engineering Services, Inc.	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3520 Canyon Lake Drive, North of the intersection of Evergreen Dr. and Canyon Lake Dr.
Neighborhood	West Rapid Neighborhood
Subdivision	Section 4, T1N, R7E
Land Area	9.09 acres (395,961 square feet)
Existing Buildings	Existing church and accessory structures
Topography	Sloping downhill from north to south, sharply downhill on southern portions of the property
Access	Canyon Lake Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/Montana-Dakota Utilities
Floodplain	No floodplain identified
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR/PDO	UN	Church
Adjacent North	OC	Employment	School
Adjacent South	GC	UN	restaurant, residential
Adjacent East	Public	Public	School
Adjacent West	No Code	Public	School



Relevant Case History			
Case/File#	Date	Request	Action
09PD026	7/23/09	Initial and Final Planned Development to allow a Family Life Center to be located on the property	Approved with stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		Minimum 30,000 sq. ft	9.09 ac (395,961 sq ft)
Lot Frontage		N/A	Approximately 220 ft
Maximum Building Heights		3 stories, 35 ft	1 story, less than 35 feet
Maximum Density		30%	2.1%
Minimum Building Setback:			
• Front		25 ft.	Approximately 240 ft
• Rear		35 ft	Approximately 500 ft
• Side		25 ft to the west and east property lines	12 ft to the east, 0 feet to the west (both side yard setbacks per the previously approved PD)
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		227,200 points	279,500 points
• # of landscape islands		2	3
Minimum Parking Requirements:			
• # of parking spaces		69 spaces	105
• # of ADA spaces		2 ADA, 1 Van ADA	5 ADA, 2 Van ADA
Signage		N/A	N/A
Fencing		N/A	N/A






Planning Commission Criteria and Findings for Approval or Denial	
<b>Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Planned Development:</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;	There are no special conditions on this property due to lot size, shape. The sharply sloping topography on the southern portions of the lot may create special conditions on the property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The development of the property has previously been approved for use as a church on a residentially zoned property. The applicant is now proposing to operate a summer camp on the property, requiring the review and approval of a Planned Development. The application of these regulations does not create a practical difficulty or hardship.
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 not requesting any Exceptions to the underlying zoning of the property. It should be noted that the previously approved Planned Development showed the construction of the Family Life Center approximately 12 feet from the eastern property line and an existing picnic shelter located across the lot line on the western property. Today, a minimum 25 foot side yard setback is required for



	<p>accessory structures to a church. No additions or expansions to the existing structures are being proposed and, as such, the structures on the property may continue to be located closer than the minimum 25 feet required. The applicant should note that if any expansion or alterations to the existing structures on the property are proposed in the future, the structures on the property must be brought into compliance with the requirements of the Rapid City Municipal Code.</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 applicant is proposing to operate a child care center as a summer camp on the property. A child care center is a conditional use in the Medium Density Residential District. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.</p>
<p>5. Any adverse impacts will be reasonably mitigated, and;</p>	<p>Submitted plans show that a minimum of 69 parking spaces are required for the church and the proposed child care center. Plans show that a total of 105 parking spaces are currently located on the property. A minimum of 5 of the provided parking spaces must be handicap accessible. One of the proposed handicap accessible spaces must be van accessible. All parking must comply with the requirements of the Rapid City Parking Ordinance. During review of the property, staff noted that the location and layout of some of the handicap accessible parking on the site differs from the location and layout of handicap parking spaces parking indicated on the plans. However, it appears that all handicap accessibility is being maintained in the parking lot. In addition, the submitted plans did not include a specific area for the loading and unloading of vehicles. However, it appears that a loading zone can be provided without alteration of the existing parking layout. Prior to issuance of a building permit, plans must be revised to accurately depict the location and layout of all parking spaces as well as the location of the required loading and unloading zone.</p> <p>Submitted plans show that an outdoor play area is located on adjacent property and is accessible via an existing gravel pathway from the Family Life Center. However, since the outdoor play area is located on an adjacent lot and a written agreement has not been secured to ensure the right to use the playground, it cannot be considered when calculating the required amount of play area for a child care center. Rapid City Municipal Code Chapter 17.50.150.C.2 states that if no outdoor play area is to be provided, a minimum of 70 square feet per child of indoor play area must be provided. With a maximum capacity of 60 children, a minimum of 4,200 square feet of indoor play area must be provided for the child care center. Submitted plans show that a total of 5,706 square feet of indoor play area is being provided. It appears that all play area requirements are being met.</p>



	<p>South Dakota Department of Social Services has noted that the applicant has submitted a licensing application to their office and the application is currently under review. Prior to operation of the facility, all required State licensing requirements must be met.</p> <p>The Rapid City Fire Department has not noted any concerns with the proposed child care center.</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.	<p>The applicant is proposing to use the existing facilities at Canyon Lake United Methodist Church in order to operate a child care center as a summer camp on the property. The existing structures, landscaping, and parking on the site are not being expanded or altered and sufficient play area is being provided in the existing building. The proposed Major Amendment to the Planned Development meets all the requirements of the Rapid City Municipal Code.</p>

<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>
<b>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>

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.1A	<u>Balanced Uses</u> : The proposed use of existing facilities with an additional use such a child care center promotes a balanced mix of residential, commercial, employment, public spaces, parks, and green spaces throughout the community.
	<b>A Vibrant, Livable Community</b>
LC-2.1E	<u>Neighborhood-Serving Uses</u> : The proposed child care center/summer camp provides a unique service to residents of the Canyon Lake and West Rapid neighborhoods by incorporating small-scale mixed uses into the area that can meet the needs of neighborhood residents by providing a convenient child care service in the neighborhood.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-3.1C	<u>Recreation Options</u> : The proposed child care center/summer camp will create another private recreational offering, specifically to school-aged children to attend during the summer months.
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1D	<u>Coordinated Land Use and Transportation Planning</u> : The existing streets and infrastructure currently serving the church will provide service to the proposed child care center, ensuring efficient use of existing transportation infrastructure.
	<b>Economic Stability and Growth</b>
EC1.3A	<u>Local Business Support</u> : Fit-n-Fun is a local business that has operated in Rapid City for a number of years. The proposed child care center/summer camp is an

	opportunity for the City to assist an existing local business with the expansions and improvement of their business.
	<b>Outstanding Recreational and Cultural Opportunities</b>
RC-2.1B	<u>Multi-Purpose Facilities</u> : The combination of the existing Canyon Lake United Methodist Church and the proposed child care center/summer camp promotes the use of shared-use facilities across the community, improving the efficiency and accessibility of services to the community as a whole.
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities</u> : The Planned Development process requires notification of the surrounding community of proposed development within a neighborhood and allows the public to voice their opinion on the ongoing development in the city to the Planning Commission and, if appealed, to the City Council.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Urban Neighborhood</b>
<b>Design Standards:</b>	
SDP-N6	<u>Residential and Infill Development</u> : The proposed use of existing facilities promotes the existing character of the neighborhood and maintains the aesthetic value to the existing neighborhood.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>West Rapid Neighborhood</b>
<b>Neighborhood Goal/Policy:</b>	
WR-NA1.1D	<u>Mixed-Use Development</u> : The proposed child care center will increase the number and diversity of businesses and services within the West Rapid Neighborhood and promote infill development in existing developed areas.

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
	<b>The Planning Commission recommends that the application be approved with the following stipulations:</b>
1.	Prior to issuance of a building permit, plans shall be revised to show the accurate location and layout of all handicap accessible parking spaces located on the property. In addition, plans shall be revised to show the required loading/unloading zone. All parking shall comply with the requirements of the Rapid City Parking Ordinance;
2.	Prior to operation of the facility, all State licensing requirements for a child care center shall be met, and;
3.	All signage shall comply with the requirements of the Rapid City Sign Code and the submitted sign package. No Light Emitting Diode (LED) or electronic messaging centers are being approved as a part of this Major Amendment. Changes to the sign package in compliance with the requirements of the Rapid City Municipal Code shall be permitted with an approved sign permit, with the exception of any LED signage. A sign permit shall be required for each sign.

4.	This Major Amendment to the Planned Development shall allow for operation of a child care facility on the property. All requirements of the Medium Density Residential District shall be continually met. Uses permitted in the Medium Density Residential District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses shall require a Major Amendment to the Planned Development.
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