



# Rapid City Planning Commission

## Planned Development Project Report

May 21, 2015

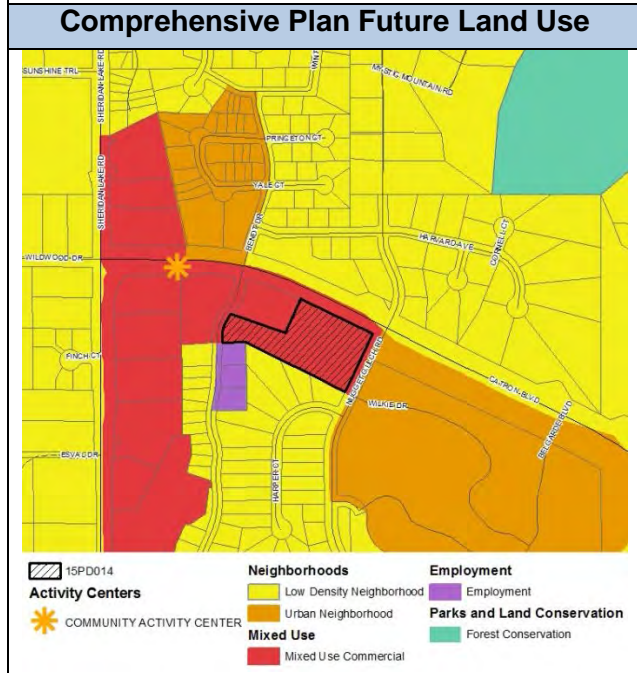
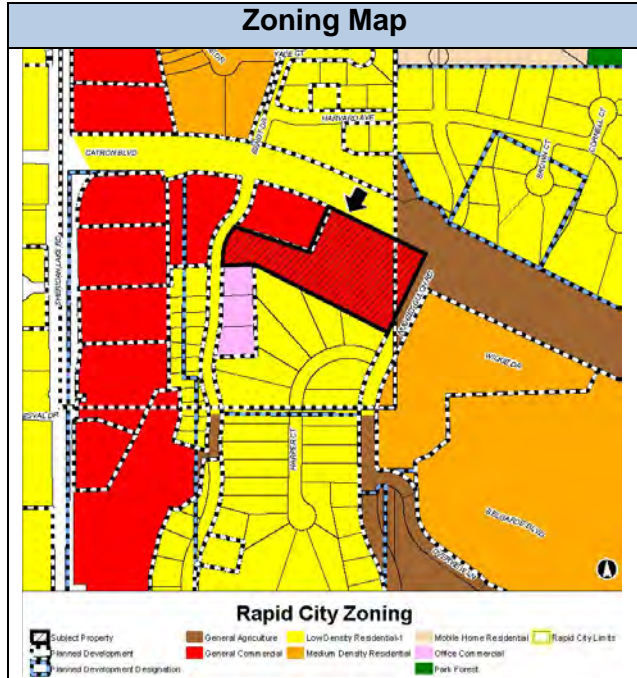
Applicant Request(s)
Case # 15PD014- Final Planned Development to allow offices
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
Approve with stipulations

Project Summary Brief	
<p>The applicant has submitted a Final Planned Development to allow the construction of a two phased office building complex. The applicant is proposed to develop two separate, two-story office buildings comprised of 5,706 square feet per floor. The applicant is proposed to construct the first building upon final approval of the Planned Development and the second building within five years. The applicant has indicated that the faculties will be used for medical and professional office space which will specifically include a dentist's office for Loftus Dental. The applicant has requested an Exception to waive the requirement to provide an opaque screening fence between this property and the residential development south of the property. Instead, the applicant is proposing to provide a vegetative buffer between the properties.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Gustafson Builders	Planner: Robert Laroco
Property Owner: Loftus Real Estate Holdings, LLC	Engineer: Ted Johnson
Architect: Upper Deck Architects, Inc.	Fire District: Tim Behlings
Engineer: FMG, Inc.	School District: Janet Kaiser
Surveyor: FMG, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	5550 Bendt Drive, southwest of the intersection of Catron Boulevard and Nugget Gulch Drive
Neighborhood	U.S. Highway 16
Subdivision	Stoney Creek South Subdivision
Land Area	4.33 ac (188,615 sq. ft.)
Existing Buildings	No existing structural development
Topography	Fairly level on northern portions of the site, sloping sharply uphill from north to south across the southern portions of the site
Access	Nugget Gulch Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	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	GC/PDO	MUC/CAC	No structural development
Adjacent North	GC/PDO, LDR/PDO, LDR/PDD, GA	MUC/CAC, LDN	Carwash, single family detached residential, offices
Adjacent South	OC/PDO, LDR/PDO	Employment/CAC, LDN	Single family detached residences
Adjacent East	MDR/PDO	UN	Multi-family residential
Adjacent West	GC/PDO	MUC/CAC	Carwash, retail and services



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
PD521	9/6/83	Planned Residential Development	Approved with stipulations
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>		<b>Proposed</b>
Lot Area	No minimum		4.33 ac (188,615 sq. ft.)
Lot Frontage	No minimum		Approximately 495 ft
Maximum Building Heights	4 stories, 45 feet		2 stories, 24 feet
Maximum Density	75%		6.0%
Minimum Building Setback:			
• Front	25 ft.		Approximately 91 ft.
• Rear	30 ft		Approximately 158 ft.
• Side	0 ft.		Approximately 87 ft.
• Street Side	25 ft.		Approximately 105 ft.
Minimum Landscape Requirements:			
• # of landscape points	177,203 points required		213,430 points provided
• # of landscape islands	2		2
Minimum Parking Requirements:			
• # of parking spaces	109		110
• # of ADA spaces	5 ADA, 1 Van ADA		6 ADA, 2 Van ADA
Signage	Per Rapid City Sign Code, including a total of approximately 990 square feet of wall signage and 990 square feet of ground signage.		Per Rapid City Sign Code, including approximately 205.25 square feet of wall signage and 231 square feet of monument signage.
Fencing	Screening fence required along the south property line adjacent to single-family residential development		None proposed. Vegetative screening proposed in lieu of screening fence.







<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 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;	The property slopes sharply uphill from north to south, from an elevation of approximately 3,540 feet on the northern portions of the property to an elevation of 3,614 feet on the southern portions of the property. The conditions may affect the development of the site. Specifically, the effectiveness of the required screening fence is mitigated by the topographical constraints on the property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	Property in the area has been previously developed through a previously approved Planned Development for the area. The applicant is now proposing to develop this property with medical and professional office, requiring the review and approval of a Final Planned Development. The application of these regulations does not create a practical difficulty or hardship.
3. Exceptions to the underlying	The applicant has requested an Exception to waive the

<p>zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations;</p>	<p>required screening fence between this property and the residential property located to the south. Due to the extreme topographical constraints on the property, the proposed screening fence would likely be ineffective in screening residential property on top of the hill from the proposed commercial development lower on the hill. In addition, the proposed use of the property is comprised of medical and professional offices, whose business hours are typically during the daytime and Monday through Friday. As such, potential light and noise from associated traffic will be minimal on site in the evenings and on weekends. The applicant is proposing a vegetative buffer in lieu of the required screening fence, comprised of 17 evergreen trees to be located between the residential properties and the parking lot. In addition, the parking lot will be located a minimum of 45 feet from the nearest residentially zoned lot, and the office buildings will be located a minimum of 155 feet from the nearest residentially zoned lot. It appears that the Exception to waive the requirement to provide a screening fence adjacent to the residentially zoned property to the south will not create undue hardship to the neighborhood or the public good and does not impair the purpose of these regulations.</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 develop the property with medical and professional offices. Offices are a permitted use in the General Commercial 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;</p>	<p>Submitted plans show that a minimum of 109 parking spaces are required for the offices. Plans show that a total of 110 parking spaces are proposed. 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.</p> <p>A minimum of 177,203 points of landscaping are required for the full build-out of the property. Submitted plans show that 213,430 points of landscaping are being proposed, including the 17 evergreen trees proposed as a buffer to the residential development to the north. It appears that the landscaping meets all requirements of the Rapid City Landscaping Ordinance.</p> <p>The Rapid City Fire Department has not noted any concerns with the proposed office complex.</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 be modified.</p>	<p>The requested Exception to waive the requirement for a screening fence between the subject property and the residential property to the south will allow the applicant to use a vegetative buffer to provide the required screening rather than a 6 foot tall opaque fence. The use of landscaping will result in a more efficient buffer between the two properties and may help to mitigate the extreme topographical limitation on the site that would otherwise</p>

	make a buffer between the two properties ineffective. All parking and landscaping requirements are being met. The proposed development is for medical and professional offices, which are permitted uses in the General Commercial District. Based on these reasons, staff recommends that the Final Planned Development be approved with the stipulations outlined below.
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**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**

 <b>A Balanced Pattern of Growth</b>	
BPG-1.2A	<u>Priority Infill Areas</u> : The proposed Final Planned Development will encourage infill development in an identified Community Activity Center, which will assist in maximizing infrastructure investments in the area and add vibrancy to an existing area.
 <b>A Vibrant, Livable Community</b>	
LC-2.1E	<u>Neighborhood-Serving Uses</u> : The proposed medical and professional offices will serve the Highway 16 and the Sheridan Lake Road neighborhoods by providing medical and dental services at a scale that can meet the needs of neighborhood residents.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-3.3C	<u>Nearby Housing</u> : The proposed Final Planned Development will help to develop health services in proximity to a high density apartment community adjacent to the east, as well as provide health services to the surrounding neighborhoods.
 <b>Efficient Transportation and Infrastructure Systems</b>	
TI-2.1A	<u>Major Street Plan Integration</u> : Catron Boulevard, located adjacent to the north of the property, is a principal arterial street on the City’s Major Street Plan, and is capable of handling large volumes of commercial and residential traffic. Access to the development will be taken from Nugget Gulch Road, with no direct access onto Catron Boulevard. The proposed Final Planned Development promotes the integration of the Major Street Plan into development review.
 <b>Economic Stability and Growth</b>	
EC1.3A	<u>Local Business Support</u> : Loftus Dental is a local business that has operated in Rapid City for a number of years. The proposed offices are 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>	
N/A	N/A



## Responsive, Accessible, and Effective Governance

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, the City Council.
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### Comprehensive Plan Conformance – Growth and Reinvestment Chapter

<b>Future Land Use Plan Designation(s):</b>	<b>Mixed Use Commercial in a Community Activity Center</b>
<b>Design Standards:</b>	
GDP-N1	<u>Preservation of Natural Features:</u> Significant grading must be accomplished on the site in order to create a buildable lot capable of sustaining the proposed development. However, the general topography of the site will be maintained, and the civil and architectural design of the property works to accentuate the unique topography of the site.
GDP-MU1	<u>Relationship of Uses:</u> The Final Planned Development is approximately 1,000 feet east of the intersection of Sheridan Lake Road and Catron Boulevard, two principal arterials on the City Major Street Plan. Property to the west is developed with commercial uses. Property to the east, further from the Community Activity Center, is developed with multi-family housing. Concentration of higher intensity uses in close proximity to major intersections creates a relationship of uses which places commercial activities in centralized nodes while encouraging lighter intensity uses as they transition further away from the key intersection. The proposed offices promote an efficient relationship of uses within this Community Activity Center.

### Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

<b>Neighborhood:</b>	<b>U.S. Highway 16 Neighborhood</b>
<b>Neighborhood Goal/Policy:</b>	
US16-NA1.1C	<u>Community Activity Centers:</u> The proposed Final Planned Development promotes the development of the identified Community Activity Center located at the intersection of Catron Boulevard and Sheridan Lake Road.

### Planning Commission Recommendation and Stipulations of Approval

<b>The Planning Commission recommends that the application be approved with the following stipulations:</b>	
1.	The requested Exception to waive the required screening fence along the southern portions of the property is hereby granted. In lieu of the screening fence, a minimum of 17 evergreen trees shall be planted between the residential property to the south and the proposed development. All landscaping shall meet the requirements of the Rapid City Municipal Code and the approved landscaping plans. Changes to the landscaping plan which disturb the required vegetative buffer shall require a Minimal Amendment to the Planned Development.
2.	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 Final Planned Development. The addition of LED signage shall require a Major Amendment to the Planned Development.

	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.
3.	This Final Planned Development shall allow for development of office buildings on the property in a two-phased development. All requirements of the General Commercial District shall be continually met unless specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment. Uses permitted in the General Commercial 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.