



Rapid City Planning Commission

Planned Development Project Report

June 4, 2015

Applicant Request(s)
Case #15PD015- A Major Amendment to the Planned Development to allow a sorority house to be located on the property.
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Major Amendment to the Planned Development to allow a sorority house to be located on the property should be approved with the stipulations noted below.

Project Summary Brief	
<p>The applicant has requested a Major Amendment to the Planned Development to allow a sorority house to be located on the subject property. The property is the former location of the Cornerstone Mission for women and children. Cornerstone Mission is relocating their facilities and in the process of selling this location. Alpha Delta Pi Sorority of South Dakota has outgrown their current facility and desires to move to a larger facility located close to the South Dakota School of Mines & Technology campus. This location provides a 9 bedroom, 3.5 bath home with 2 offices, 2 large living areas, and a large kitchen. The applicant is requesting a maximum occupancy of 13 students. No changes to the existing facility are being proposed as a part of this Major Amendment. The existing parking on the site is legally non-complying with regard to dimension, layout, and number. As a part of this Major Amendment to the Planned Development, the applicant is requesting a reduction in parking from 13 parking spaces to 0 parking spaces.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Robert Kruse	Planner: Robert Laroco
Property Owner: Cornerstone Rescue Mission	Engineer: Dan Kools
Architect: baffuto architecttura	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	404 Columbus Street, approximately 75 feet west of the intersection of 4 th Street and Columbus Street
Neighborhood	Downtown/ Skyline Drive
Subdivision	Original Township of Rapid City
Land Area	0.20 acres, approximately 8,712 square feet
Existing Buildings	Existing residence and an accessory storage shed/garage
Topography	Typically graded level
Access	Columbus Stret, alley access located north of Columbus Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power, Montana Dakota Utilities
Floodplain	None
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	HDR/PDO	UN	Group home
Adjacent North	HDR	UN	Multifamily housing
Adjacent South	HDR	UN	Single family residence
Adjacent East	HDR	UN	Single family residence
Adjacent West	HDR	UN	Single family residence




Relevant Case History			
Case/File#	Date	Request	Action
06PD093	12/07/06	Major Amendment to the Planned Development to allow expansion of the existing group home	Approved with stipulations
04PD038	9/20/04	Planned Residential Development to allow a group home in the High Density Residential District	Approved with stipulations
Relevant Zoning District Regulations			
High Density Residential District		Required	Proposed
Lot Area		6,500 square feet for single family, 6,00 sq. ft + 1,500 sq. ft/unit for multifamily housing	8,712 square feet
Lot Frontage		50 feet	50 feet
Maximum Building Heights		Main building: 7 stories, 65 feet Accessory buildings: 15 feet	2 stories, less than 65 feet. Existing shed less than 15 feet (per the previously approved Major Amendment)
Maximum Density		30%	22.5%
Minimum Building Setback:			
• Front		20 feet	21 feet
• Rear		25 feet/ 5 feet for accessory structures	32 feet/5 feet for existing shed
• Side		12 feet/ 12 feet	20 feet/13.5 feet
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		6,238 points (per previously approved Major Amendment)	Existing (per previously approved Major Amendment)
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		13	0
• # of ADA spaces		1 van accessible	0
Signage		Pursuant to Rapid City Sign Code	None proposed
Fencing		Pursuant to Rapid City Municipal Code	Existing fencing, no additional fencing proposed.





Planning Commission Criteria and Findings for Approval or Denial	
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:	
	Findings
1. There are certain conditions pertaining to the particular piece of property in question because	There are no conditions pertaining to this particular property due to its size, shape, or topography.

of its size shape, or topography;	
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property has previously been the location of a women and children's shelter, which is considered a conditional use in the High Density Residential District. In addition, the application requested and obtained a reduction in the required amount of off-street parking from 10 to 5 spaces. It should be noted that the five parking spaces approved as a part of the previously approved Major Amendment do not meet the design standards for off-street parking spaces. Today, a new use is being proposed on the property which will continue to allow the property to be used for higher density housing and which also requires a reduction in the required amount of off-street parking. As such, the applicant has submitted this Major Amendment. The application of these regulations to this particular piece of property does not create a practical difficulty or undue 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;	Submitted plans show that the applicant is proposing a maximum of 13 students to reside on the property, requiring a minimum of 13 parking spaces be provided. The layout of existing parking on the property shows that a maximum of 8 parking spaces may be location on the property, but none of the proposed parking spaces meet the design standards set forth by the Rapid City Parking Ordinance. As such, the applicant has requested a reduction in the required amount of off-street parking from 13 to 0. Based on the maximum number of students that will be permitted to reside at this location and the number of non-conforming parking spaces that are located on the property, there could be an actual shortage of parking on the property of up to 5 off-street parking spaces. However, the facility has operated with a similar intensity of use for a number of years and with the same amount and design of parking on the site. The area is in close proximity to the Central Business District and the School of Mines campus. Future development of the area should include higher density uses which create a transition between the downtown area and the School of Mines campus. In addition, it appears that adequate on-street parking is available to meet the needs of the area. If the Planning Commission should determine that the requested use is appropriate for the area, then staff recommends that the requested Exception to reduce the required amount of off-street parking from 13 to 0 be approved.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	A sorority house is a conditional use in the High Density Residential District. The property has previously been used as a group home with a reduction in the required amount of off-street parking. A similar reduction in parking is being requested as a part of this Major Amendment to the Planned Development. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	A submitted operations plan for the proposed sorority notes the following guidelines will be met at all times:

	<ul style="list-style-type: none"> • No alcohol or no-prescription, non-over the counter substances are permitted. • No pets or weapons. • No smoking. • All residents will have assigned cleaning duties. • All doors remain locked 24 hours a day. • Quiet hours: 12:00 am to 8:00 am weekdays, 2:00 am to 8:00 am weekends • Visitation permitted only in non-private areas. <p>In addition, it appears that the combination of non-conforming parking spaces located on the property and the existing on-street parking should mitigate the potential impacts of parking and vehicle access that may occur as a result of this use. The proposed sorority house is a reasonable, adaptive reuse of the existing facilities on the property. It appears that potential adverse impacts of this use on the property are being mitigated to the greatest extent possible.</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.	The proposed sorority house will permit the existing facility to be utilized with a use similar in intensity to the previous women's shelter. The submitted operations plans set forth limitations on the total number of students permitted on the site as well as clarifying efforts to minimize the impact of the house on the neighborhood. The applicant is proposing to utilize the existing structure and site layout, and no additions or expansions to the site are being proposed as a part of this Major Amendment. Changes to the operation/operators of the sorority house shall require a Major Amendment to the Planned Development. Based on these reasons, it appears that the proposed sorority house will be an innovative reuse of an existing facility and achieves the objectives of the existing Zoning Ordinance.

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-3.2B	Housing to Enhance Vibrancy: The proposed sorority promotes the goal of adding and incorporating a range of housing types to enhance the mix of uses and vibrancy of the Downtown.
BPG-1.2A	Priority Infill Areas: The proposed sorority promotes the goal of prioritizing infill development by creating a reuse of existing high density residential facilities with another high density residential use. This reuse is specifically desirable in the Downtown and in Urban Neighborhoods.

 A Vibrant, Livable Community	
LC-4.2A	Diversification of Uses: The proposed sorority encourages a diversification of uses between the Downtown and the South Dakota School of Mines & Technology campus.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.1A	Pedestrian and Bicycle Networks: The property is located in a central area of the City which is fully networked with sidewalks for pedestrian travel, with connectivity to the Downtown and to the School of Mines.
 Efficient Transportation and Infrastructure Systems	
TI-2.1D	Coordinated Land Use and Transportation Planning: The property is located less than a block from two separate public transit stops and less than three blocks to the transit route circulating through the School of Mines campus. The property is also within easy walking/biking distance of the Downtown and the School of Mines Campus, as well as the Mount Rushmore Road commercial corridor and the Rapid City park system via a connected sidewalk system.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: The requested Major Amendment to the Planned Development will maintain the diverse housing stock found in the vicinity of the Downtown and the School of Mines, near employment as well as academic opportunities. The request also encourages infill development and reuse of existing facilities for the best possible purpose.
 Outstanding Recreational and Cultural Opportunities	
RC-2.1D	Age-Specific Opportunities: The location of the property in close proximity to the Downtown provides a number of recreational and cultural opportunities to the college-aged students residing on the site, including a number of restaurants and pubs, museums, art galleries, the activities in Main Street Square, Summer Nights, as well as retail and services.
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	The development review process requires that an applicant requesting to amend a Planned Development must post a sign on the property and notify property owners within 250 feet of the boundaries of the property of the request. This process allows the public to provide input into the development review process and impact the character and future of their neighborhoods.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
GDP-N2	Connectivity: The location of the property provides established linkages between this residential neighborhood and the Downtown, the Rushmore Road commercial corridor, as well as to the School of Mines campus to the east.
SPD-N6	Residential and Infill Development: The proposed sorority house is a reasonable

	reuse of existing facilities with a similar intensity of use and within an established, central neighborhood. No expansions or additions the existing facilities are being proposed.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/ Skyline Drive Neighborhood.
Neighborhood Goal/Policy:	
DSD-NA1.1A	Residential Neighborhoods: The proposed sorority encourages a reinvestment and targeted redevelopment in an established neighborhood.
DSD-NA1.1C	Mixed-Use Development: The proposed sorority is and adaptive reuse in close proximity to the Central Business District.
DSD-NA1.1E	South Dakota School of Mines and Technology: The proposed sorority house supports the expansion of the School of Mines campus and encourages the coordination of uses between the Downtown and the campus.

Summary	
Staff recommends that the application be approved for the following reasons:	
1.	The previously approved reduction in parking for the women's shelter demonstrates that potential adverse impacts are largely mitigated through the use of non-conforming parking spaces located on the property and an abundance of on-street parking located on Columbus Street.
2.	The proposed sorority house is a reasonable, adaptive reuse of an existing facility and property and encourages a reinvestment and targeted redevelopment in an established neighborhood.
3.	The proposed sorority promotes the goal of adding and incorporating diverse housing stock near employment and academic opportunities located in the vicinity of the Downtown and the School of Mines.
4.	The proposed sorority promotes the goal of prioritizing infill development by creating a reuse of existing high density residential facilities with another high density residential use. This reuse is specifically desirable in the Downtown and in Urban Neighborhoods.
5.	The property is located in a central area of the City which is fully networked with sidewalks for pedestrian travel, with connectivity to the Downtown and to the School of Mines. The property is also in proximity to Rapid Ride transit routes accessing the rest of the City.
6.	The location of the property in close proximity to the Downtown provides a number of recreational and cultural opportunities to the college-aged students residing on the site, including a number of restaurants and pubs, museums, art galleries, the activities in Main Street Square, Summer Nights, as well as retail and services.
7.	The proposed sorority encourages a diversification of uses between the Downtown and the South Dakota School of Mines & Technology campus, supports the expansion of the School of Mines campus, and encourages the coordination of uses between the Downtown and the campus.

Staff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations:	
1.	The requested Exception to reduce the required amount of off-street parking spaces on the property from 13 spaces to 0 spaces is hereby granted, and;
2.	The sorority house shall operate in compliance with the applicant's submitted operations plan. Changes to the operation and/or operator of the proposed sorority house shall require a Major Amendment to the Planned Development.