



# Rapid City Planning Commission Planned Development Project Report

July 23, 2015

## Applicant Request(s)

Case #15PD019, a Final Planned Development to allow construction of mini-storage units in the General Commercial District

Companion Case(s) #:15VE011, a vacation of a portion of a minor drainage and utility easement

## Development Review Team Recommendation(s)

The Development Review Team recommends that the Final Planned Development be approved with the stipulations noted below.

## Project Summary Brief

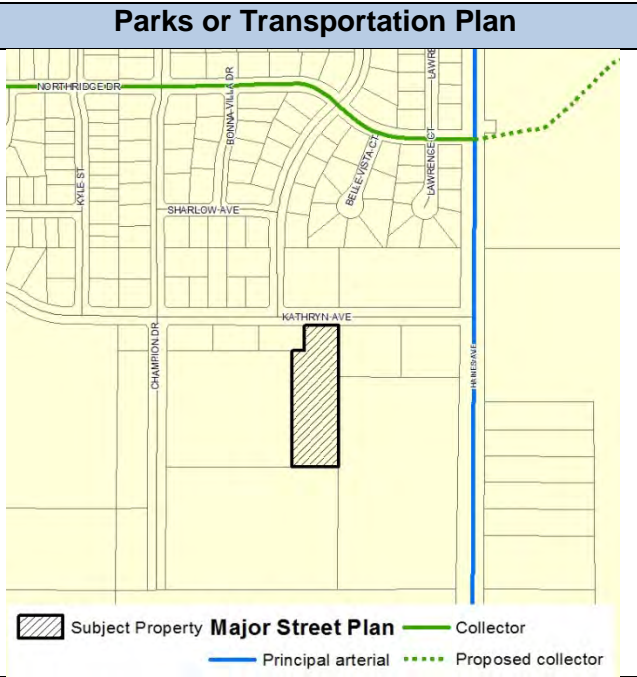
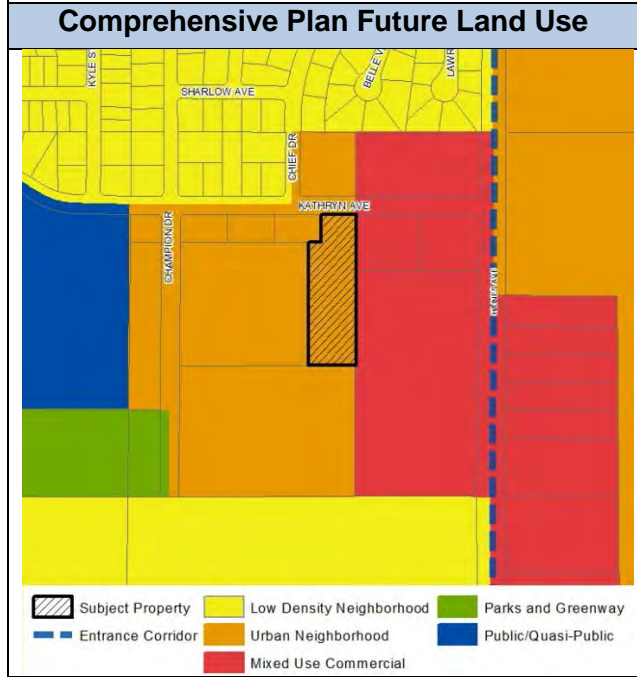
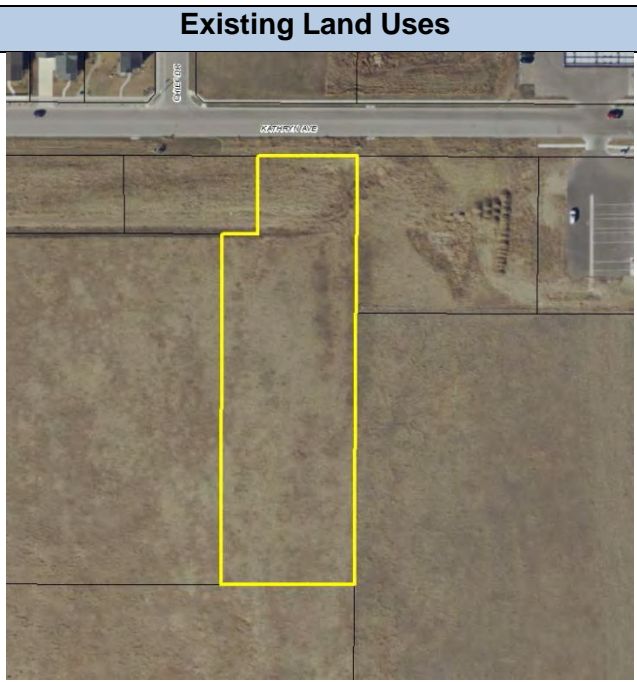
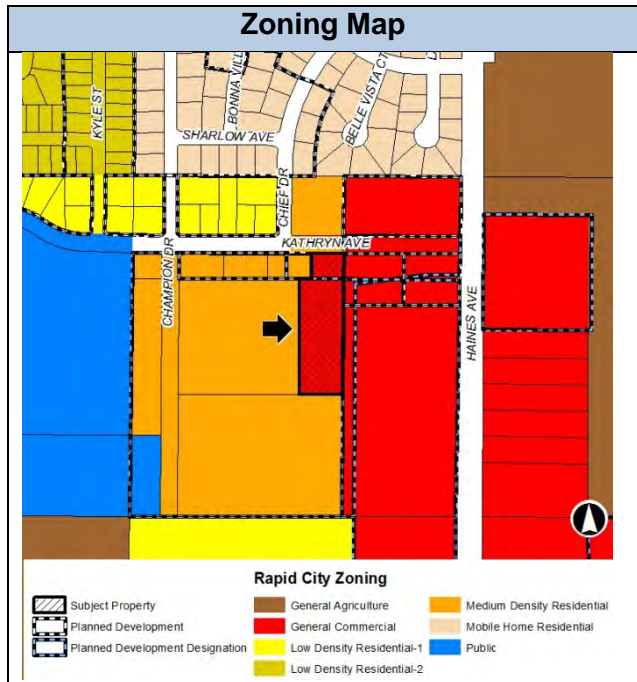
**(Update 7/23/15. All revised/additional text has been included in bold.) At the July 9, 2015 Planning Commission meeting, the Commission determined that additional information is required in order to review the requested Exceptions to allow a landscaping buffer in lieu of a screening fence and to allow for an alternative architectural design of the proposed units. As such, this item was continued from the July 9, 2015 Planning Commission to allow the applicant to attend the meeting and to allow additional information to be submitted regarding the landscaping and the alternative materials being proposed. Staff has been working with the applicant to address Planning Commission concerns and have noted that the applicant is now proposing to irrigate the proposed trees located on the western boundary of the property to ensure the vegetation survives. In addition, the applicant has indicated that they will submit revised materials clarifying the materials and architectural design of the structures. Prior to Planning Commission approval, revised plans must be submitted showing the revised elevations for the structures.**

The applicant has submitted a request for a Final Planned Development to allow mini-storage units to be constructed in the General Commercial District. The proposed development is comprised of 5 structures. The applicant is providing management of the facilities as required by the Rapid City Municipal Code. The applicant has requested Exceptions to allow a landscaping buffer in lieu of a screening fence on three sides of the property, and to allow alternative building materials in lieu of the masonry, wood, or simulated wood siding required by Rapid City Municipal Code. As a part of the proposed project, the applicant has submitted a request to vacate a portion of a minor drainage and utility easement located on the property. The request has been approved by the Directors of Public Works and Community Planning and has been sent to the Register of Deeds for recording.

<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Bolt Construction	Planner: Robert Laroco
Property Owner: North Haines Storage, LLC	Engineer: Ted Johnson
Architect: Mini Systems	Fire District: Tim Behlings
Engineer: Renner and Associates, LLC	School District: Janet Kaiser
Surveyor: Renner and Associates, LLC	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	519 Kathryn Avenue, approx 450 ft west of the intersection of Haines Avenue and Kathryn Avenue
Neighborhood	Deadwood Avenue Neighborhood
Subdivision	McMahon Subdivision
Land Area	2.049 acres (approx 89,255 sq ft)
Existing Buildings	No structural development
Topography	Generally flat and grass covered, with a drainage channel on northern portions of the property
Access	Kathryn Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None Identified
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	CG/PDD	UN	No structural development
Adjacent North	MDR	UN	Regional Drainage basin
Adjacent South	MDR	UN	No structural development
Adjacent East	GC, GC/PDO	MUC	No structural development
Adjacent West	MDR/PDD, MDR/PD	UN	No structural development



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
15PL035	4/22/15	Lot Line Adjustment plat	Approved by staff
15RZ001	3/02/15	Rezone from MDR to GC	Approved
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	No minimum required	2.049 ac (appx89,255 sq ft)	
Lot Frontage	No minimum required	Approx 126 ft	
Maximum Building Heights	4 stories/ 45 ft	1 story/ 8 ft 6 in	
Maximum Density	75%	Approx 32%	
Minimum Building Setback:			
• Front	25 ft	166 ft	
• Rear	25 ft	25 ft	
• Side	25 ft west/0 ft east	25 ft west/ 5 ft east	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	60,452	60,630	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	Minimum 30 ft wide circulation aisle	30 ft wide circulation aisle	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	4ft x 8 ft, totaling 32 sq ft.	
Fencing	Opaque screening fence required adjacent to residential uses.	Chain link fence with slats proposed on south property line. Chain link fence with no slats proposed on west property line. Landscaping buffer proposed as an alternative.	


<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 is generally flat, with an existing drainage channel on northern portions of the lot. There are no conditions on this particular piece of property due to 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 applicant has proposed to develop the property with ministorage units, which are a conditional use in the General Commercial District. The property has previously been included within a Planned Development Designation, requiring that Final Planned Development be approved for the property prior to any construction. The application of these regulations 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;	Rapid City Municipal Code Chapter 17.18.030 requires that an opaque screening fence be provided adjacent to all residential uses. Submitted plans show that a landscaping buffer along the northern and western lot lines are being proposed to provide a vegetative screening between the proposed units and the anticipated residential development







	<p>to the west and along Kathryn Avenue. The south side of the property will be screened with a chain link fence with slats as permitted by the Rapid City Municipal Code.</p> <p>The requested Exception to allow a landscaping buffer in lieu of the required screening fence will provide a buffer from future residential development. The applicant has also requested an exception to allow 26-gauge galvanized steel construction in lieu of the stone, masonry, wood, or simulated wood siding required by Rapid City Municipal Code. The landscaping buffer being provided should provide sufficient screening of the structures within the development, making the use of stone, masonry, wood, or simulated wood siding unnecessary to maintaining the design standards and character of the neighborhood.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	Storage units are a conditional use in the General Commercial District in order to ensure that the proposed units meet the design standards and characteristics of the neighborhood. The developer of these storage units is proposing to provide a landscaping buffer around the development in lieu of screening and/or the typically required construction materials. 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;	The landscaping buffer being provided in lieu of the opaque screening fence will ensure that potential adverse impacts of the alternative construction materials are mitigated to the greatest extent possible. A local management company will be provided in order to provide maintenance and service to the facility. In addition, the proposed fencing and electronic gate will ensure that access to the facility is controlled. It appears that potential adverse impacts of the proposed development are being mitigated to the greatest extent possible.
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 applicant is proposing to develop a commercial property with ministorage units, using a vegetative landscaping buffer in order to screen the units from anticipated residential development located to the west and south of the property. This allows the applicant to provide an alternative architectural design for the buildings while still mitigating the impact of the design choices on the character of the neighborhood. The facility will have controlled access and local management to provide care and maintenance on-site.

**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**

	<p><b>A Balanced Pattern of Growth</b></p>
BPG-1.2A	Priority Infill Areas: The proposed Planned Development is located within an

	area of town designated as appropriate for Urban Neighborhood. The land use designation is identified as a priority area for infill development opportunities within the city limits.
	<b>A Vibrant, Livable Community</b>
LC-2.1E	Neighborhood Serving Uses: The proposed Planned Development will allow for the construction of ministorage units to be located adjacent to a developing area of residential uses. The Planned Development is in support of small-scale, mixed commercial uses that serve the needs of the immediate neighborhood.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1H	Infill and Redevelopment Coordination: The proposed Final Planned Development is located within an area of town experiencing an increase in infill development. This project in particular is part of ongoing development along Kathryn Avenue which requires the construction of sidewalks on the south side of Kathryn Avenue. These sidewalks will enhance the pedestrian connectivity of the area.
	<b>Economic Stability and Growth</b>
EC-1.3A	Local Business Support: The requested Final Planned Development will allow North Haines Storage, LLC to construct and operate a ministorage business on the property. North Haines Storage, LLC is a local business.
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities</u> : The requested Final Planned Development requires publication in the Rapid City Journal as well as notification mailed to residents located within 250 feet of the property. These requirements encourage public participation in the development review process. Staff has noted that the notification letters have been returned to Community Planning and Development Services. Staff has received one phone call inquiry into the proposed Final Planned Development.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
<b>Future Land Use Plan Designation(s):</b>	<b>Urban Neighborhood</b>
<b>Design Standards:</b>	
GPD-N3	Cluster Development: The requested Final Planned Development creates a transition between the higher intensity commercial uses located to the east of the subject property and the residential uses located west of the subject property.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Deadwood Avenue Neighborhood
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1B	Mixed-Use Development: The requested Final Planned Development is proposed for property designated as Urban Neighborhood on the City's Future Land Use Plan. Property adjacent to the west has recently been approved for development with townhomes. Property to the north is developed with single family residences. A convenience store with gas sales and a car wash are located to the east of the development and it is anticipated that a fire station will be developed on property adjacent to the east of the subject property. The area is developing with a mix of residential and commercial uses. The proposed ministorage units will promote the continued development of the area with a mix of residential and commercial uses.

Summary	
<b>Staff recommends that the requested Final Planned Development be approved for the following reasons:</b>	
•	The property has previously been included within a Planned Development Designation, requiring that Final Planned Development be approved for the property prior to any construction. The application of these regulations does not create a practical difficulty or undue hardship.
•	The landscaping buffer being provided should provide sufficient screening of the structures within the development, making the use of stone, masonry, wood, or simulated wood siding unnecessary to maintaining the design standards and character of the neighborhood.
•	The proposed Planned Development is located within an area of town designated as appropriate for Urban Neighborhood. The land use designation is identified as a priority area for infill development opportunities within the city limits.
•	A local management company will be provided in order to provide maintenance and service to the facility. In addition, the proposed fencing and electronic gate will ensure that access to the facility is controlled. It appears that potential adverse impacts of the proposed development are being mitigated to the greatest extent possible.
•	The proposed Planned Development will allow for the construction of ministorage units to be located adjacent to a developing area of residential uses. The Planned Development is in support of small-scale, mixed commercial uses that serve the needs of the immediate neighborhood.

Staff recommends that the requested Final Planned Development be approved with the following stipulations:	
1.	<b>Prior to Planning Commission approval, revised plans shall be submitted showing the proposed irrigation system is being provided and clarifying the materials and architectural design of the proposed storage units;</b>
2.	The requested Exception to allow steel panel construction of the proposed storage units in lieu of the required masonry, wood, or simulated wood siding is hereby granted;
3.	All landscaping shall comply with the Rapid City Landscaping Ordinance and the approved landscaping plan. Changes to the landscaping in compliance with the requirements of the Rapid City Landscaping Ordinance which do not disrupt the required landscaping buffer may be permitted as a Minimal Amendment to the Planned Development. Changes in the landscaping plans which disrupt the approved landscaping buffer shall require a Major Amendment to the Planned Development;
4.	Prior to issuance of a building permit, revised stormwater quality and treatment calculations and data shall be submitted for review and approval. In addition, the

	applicant shall enter into a covenant agreement for the inspection and maintenance of the Stormceptor, and;
5.	This Final Planned Development shall allow for the construction of ministorage units on the property. All requirements of the General Commercial District shall be continually maintained unless specifically authorized as a part of this Final Planned Development or a future Major Amendment to the Planned Development.