



Rapid City Planning Commission Planned Development Project Report

July 23, 2015

Applicant Request(s)
Case # 15PD020, a Final Planned Development to allow medical/professional offices as a conditional use in the High Density Residential District
Companion Case(s) #: 15RZ014, a request to rezone property from Medium Density Residential District to High Density Residential District.

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development be approved with the stipulations outlined below and in conjunction with the associated rezone.

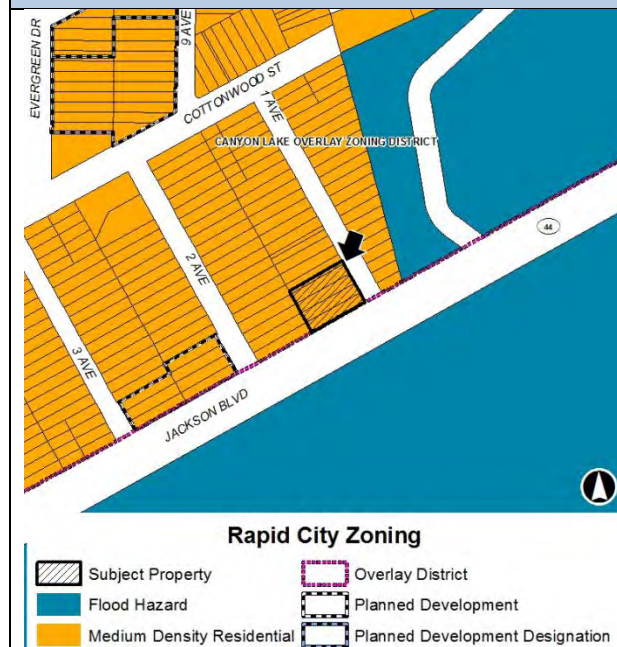
Project Summary Brief	
The applicant has submitted a request for a Final Planned Development to allow medical/professional office as a conditional use on the property. The property is the location of Dakota Smiles Dental Office, which is a legal non-conforming use on the property. The applicant wants to continue to provide a medical or professional office use on the property after Dakota Smile relocates. Medical/professional offices are neither a permitted nor a conditional use in the Medium Density Residential District and, as such, the property owner is also requesting to rezone the property from Medium Density Residential District to High Density Residential District (File #15RZ014). Professional offices are a conditional use in the High Density Residential District. The applicant is requesting Exceptions for signage and parking aisle width as a part of this Final Planned Development.	
Applicant Information	Development Review Team Contacts
Applicant: Kelly Lytle, Iveli Brothers Ltd Partnership	Planner: Robert Laroco
Property Owner: Iveli Brothers Ltd Partnership	Engineer: Dan Kools
Architect:	Fire District: Tim Behlings
Engineer: Fisk Land Surveying and Consulting Engineers, Inc.	School District: Janet Kaiser
Surveyor: Fisk Land Surveying and Consulting Engineers, Inc.	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3312 Jackson Blvd., northwest of the intersection of Jackson Boulevard and 1 st Avenue.
Neighborhood	West Rapid Neighborhood
Subdivision	The Cottonwoods
Land Area	0.35 ac, approximately 15,246 sq ft
Existing Buildings	Existing commercial/office building
Topography	Level
Access	Jackson Boulevard
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/Montana Dakota Utilities
Floodplain	None identified
Other	

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR/Canyon Lake Overlay	UN	Dental office
Adjacent North	MDR/Canyon Lake Overlay	UN	Single family residence
Adjacent South	Flood Hazard District	UN	Meadowbrook golf course
Adjacent East	MDR/Canyon Lake Overlay	UN	Single family residence
Adjacent West	MDR/Canyon Lake Overlay	UN	Single family residence

Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

Principal arterial



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
High Density Residential District	Required	Proposed	
Lot Area	Minimum 6,500 sq ft	15,246 sq ft	
Lot Frontage	Minimum 50 ft	245.66 ft	
Maximum Building Heights	7 stories/ 65 ft	1 story < 65 ft	
Maximum Density	30%	12.94%	
Minimum Building Setback:			
• Front	25 ft	47.4 ft	
• Rear	25 ft	48.5 ft	
• Side	8 ft (north side)	20.1 ft	
• Street Side	20 (east side)	24.9 ft	
Minimum Landscape Requirements:			
• # of landscape points	13,274 points	144,150 points	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	10	11 (w/ Exception)	
• # of ADA spaces	1 van accessible	1 universal space	
Signage	1 sq ft (Per RCMC)	24 sq ft (requested)	
Fencing	Pursuant to RCMC	None 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 of its size shape, or topography;	The property is comprised of approximately 0.35 acres zoned Medium Density Residential District on level ground. There are no special conditions on the 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;	A dental office has been located on the property for a number of years. The property owner would like to maintain a medical/professional office use on the property in the event that the dental office should relocate. However, a medical/professional office is not a permitted use in the Medium Density Residential District. The underlying zoning would not permit new office uses to be located on the property. The associated request to rezone the property from Medium Density Residential District to High Density Residential District would allow the applicant to submit for a Conditional Use Permit to allow professional offices to remain on the property. However, the established parking on the site does not currently meet the requirements of the Rapid City Parking Ordinance. The applicant has submitted this Final Planned Development request in order to request the offices as a permitted use as well as request Exceptions for the non-conforming parking on the site. It appears that the application of these regulations creates a practical difficulty in the use of the land.
3. Exceptions to the underlying	The applicant has requested two Exceptions. The first

<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>Exception is to allow the existing 24 square foot ground sign to remain on the site. Pursuant to Rapid City Municipal Code Chapter 17.50.080.S(5), a maximum 1 square foot sign would be permitted on the property. The existing 24 square foot sign has been located on the property since the dental clinic located on the site. The sign is ten feet above grade, internally illuminated monopole ground sign. No alterations to the structure of the sign are being proposed as a part of this Final Planned Development. No electronic or Light Emitting Diode (LED) signage is being proposed as a part of this Final Planned Development. The requested Exception will not change the existing sign in any way. As such, it appear that the requested Exception to increase the permitted amount of signage from 1 square foot to 24 square feet does not create a hardship to the public interest or impair the intent of these regulations.</p> <p>A total of ten parking spaces are required for the site. Submitted plans show that a total of 11 parking spaces are being provided. However, six of the proposed parking spaces include a 16 foot wide circulations aisle located behind the spaces. A minimum 26 foot parking and circulation aisle is required. The applicant has requested an Exception to reduce the required width of the parking and circulation aisle from 26 feet to 16 feet as shown on the submitted plans. Medical and professional offices generally create appointment-based traffic which limits the traffic moving into and out of the site. The applicant has noted that due to the lighter traffic typically associated with a medical or professional office, the reduced circulation aisle should not have a negative impact on the business. The proposed parking should not have a negative impact on the surrounding street network or the adjacent residential uses. It does not appear the requested reduction in the required parking aisle width will have a negative impact on the public welfare or 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 existing dental clinic has been located on this property for a number of years. The associated rezone will permit office as a conditional use on the property. However, the application of the Zoning Ordinance results in existing parking and signage which does not meet the requirements of the Code but has been permitted to be located on the property for years. The literal interpretation of this chapter deprives the applicant from utilizing the property as it has been used previously.</p>
<p>5. Any adverse impacts will be reasonably mitigated;</p>	<p>No expansions or additions to the existing structure are being proposed. The existing parking lot is being restriped to accommodate the proposed 11 parking spaces, including one universal parking space which qualifies as handicap accessible parking. In addition, Jackson Boulevard is a principal arterial street on the City's Major Street Plan, capable of handling high intensity residential, commercial, and industrial traffic demands. The existing structure</p>

	<p>provides a buffer between Jackson Boulevard and the parking lot and the residential uses located to the north of the property.</p> <p>The requested Final Planned Development and associated Exception requests are to allow the existing development on the site to remain as it currently is. The property has previously served as a medical office for a number of years that this Planned Development will ensure that similar medical/professional office uses are maintained in the future. This will allow the character of the existing neighborhood to be maintained and the residential neighborhood located north of the property to be protected from additional and higher intensity commercial uses. It appears that potential negative impacts of the requested Exceptions 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.	<p>The requested Exception for parking and signage will allow medical and professional office to continue to be located on the property. The Planned Development will allow a unique mix of residential and commercial uses which is part of the character of this neighborhood. The development plans for the City encourage the development of commercial uses adjacent to primary arterial streets in the City's Major Street Plan. The reduction in the required parking aisle width ensures that the parking lot can only effectively serve small businesses with low intensity, client-based traffic. The Exception for signage will maintain the existing signage on the property while the site layout will ensure that the signage will continue to have a minimal impact on the surrounding residential neighborhood. Based on these reasons, staff recommends that the Final Planned Development be approved.</p>

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-1.2F	<u>Infill and Redevelopment Incentives</u> : The Final Planned Development will allow for the continued redevelopment of the property with new professional and medical offices if approved in conjunction with the associated rezone.
 A Vibrant, Livable Community	
LC-3.1D	<u>Compatible Infill and Redevelopment</u> : The existing dental office has served the neighborhood for a number of years. This Final Planned Development will allow similar medical or professional use, while still maintaining the predominantly residential character of the neighborhood. The Final Planned Development promotes compatible infill and redevelopment in the neighborhood.

 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.3A	<u>Facility Coordination</u> : The requested Final Planned Development allows the potential for health and social services to be located in close proximity to the surrounding residential area.
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	<u>Major Street Plan Integration</u> : The property is located along Jackson Boulevard, an identified principal arterial street on the City's Major Street Plan. Commercial services are desirable along arterial streets.
 Economic Stability and Growth	
EC-1.3A	<u>Local Business Support</u> : Dakota Smiles is a local business which has been serving the neighborhood for a number of years. The Final Planned Development will allow similar types and sizes of businesses to be located in the neighborhood as conditional uses on the property. The Final Planned Development assists in providing desirable locations for local businesses.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities</u> : The Final Planned Development requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Final Planned Development.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N2	<u>Accessibility of Services</u> : The Final Planned Development will permit medical or professional services to be located on a principal arterial street while still in proximity to the residential neighborhood it serves, if approved in conjunction with the associated rezone.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	West Rapid Neighborhood
Neighborhood Goal/Policy:	
WR-NA1.1D	<u>Mixed-Use Development</u> : The Final Planned Development encourages the diversification of uses in the neighborhood through the use of unique design solutions on an existing commercial site.

The Development Review Team Recommends that the request for a Final Planned Development be approved in conjunction with the associated request to rezone the property to High Density Residential District for the following reasons:	
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•	The Final Planned Development will serve as the tool to ensure that future development of the property is compatible with the character of the surrounding neighborhood and that potential adverse impacts of development are mitigated to the greatest extent possible.
•	The associated request to rezone the property to High Density Residential District will allow the existing property to continue to be used with a neighborhood serving use, while maintaining the predominantly residential character of the neighborhood.
•	The Exception to reduce the required width of the provided parking aisle will ensure that adequate parking is being provided on the site, but that the existing parking lot will not support a higher intensity of use in the future.
•	The Exception to increase the permitted amount of signage on the property from 1 square foot to 24 square foot will ensure that the signage will continue to align with the existing character of the neighborhood.
•	Commercial development located adjacent to arterial streets is desirable.
•	The Comprehensive Plan identifies the need for a diversification of uses within the West Rapid Neighborhood.
•	The Final Planned Development promotes compatible infill and redevelopment in the neighborhood.
•	The Final Planned Development allows the potential for health and social services to continue to be located in close proximity to the surrounding residential area.
•	The Final Planned Development provides a desirable location for local businesses if approved in conjunction with the associated rezone.

Staff recommends that the requested Final Planned Development be approved in conjunction with the associated rezone and with the following stipulations:	
1.	The requested Exception to decrease the required parking aisle from 26 feet to 16 feet is hereby granted;
2.	The requested Exception to increase the permitted amount of signage on the property from one square foot to 24 square feet is hereby granted. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development. The addition of LED signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
3.	This Final Planned Development shall allow for medical and/or professional offices to be allowed as a conditional use on the property. All requirements of the High Density Residential District shall be continually maintained unless specifically stipulated as a part of this Final Planned Development or a subsequent Major Amendment. All uses permitted in the High Density Residential District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require a Major Amendment to the Planned Development.