



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

### August 27, 2015

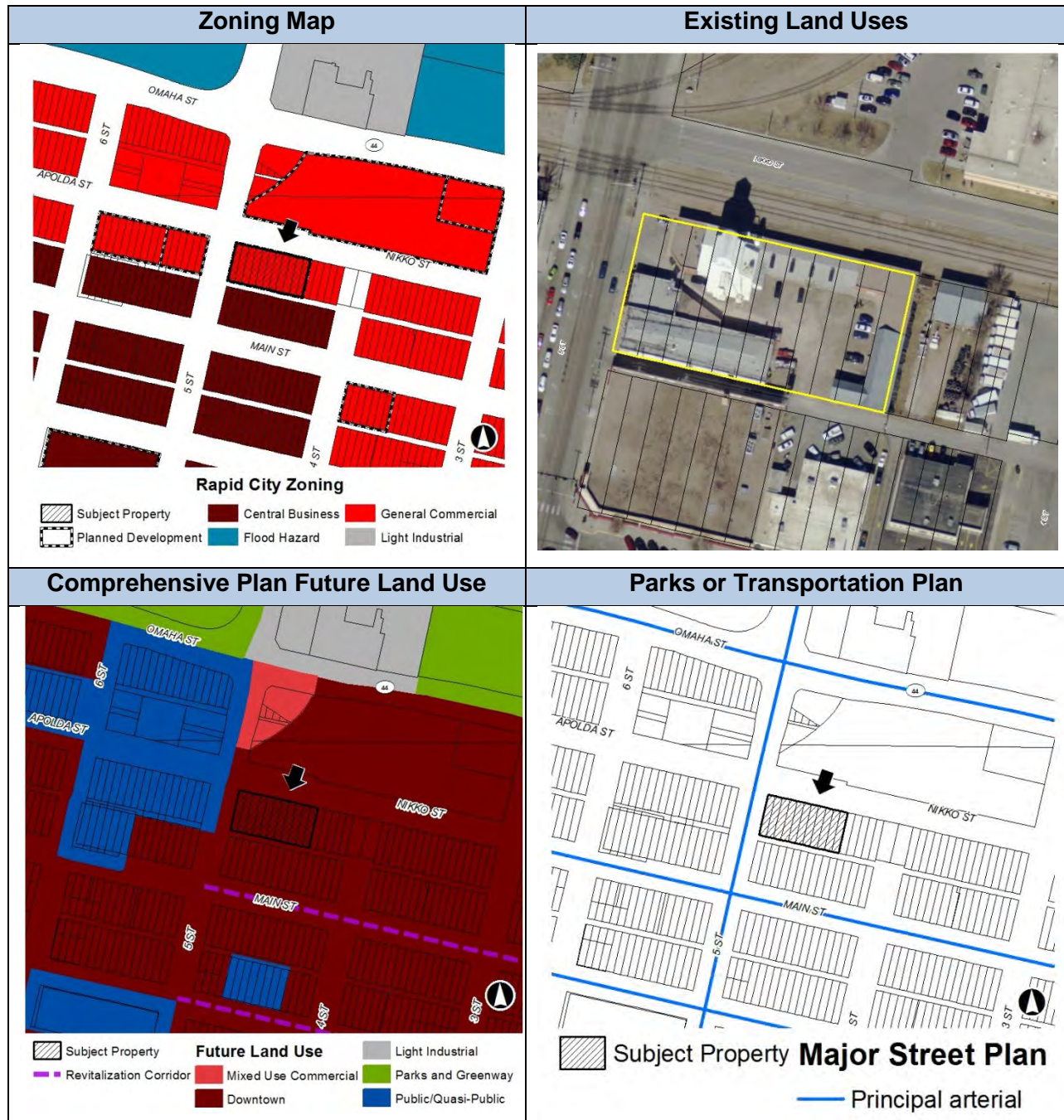
Applicant Request(s)
Case # 15PD025 – Major Amendment to a Planned Development to expand the commercial uses
Companion Case(s) N/A

Development Review Team Recommendation(s)
<b>The Development Review Team recommends approval with stipulations as noted below.</b>

Project Summary Brief
The applicant has submitted a Major Amendment to a Planned Development to expand the commercial uses located in the “Aby’s Feed and Seed” property. In particular, the applicant is requesting to change the allowed uses from storage to a combination of office, manufacturing, and a museum space. The expansion in use requires additional parking to be provided. The applicant is requesting the following Exceptions: to reduce the minimum required parking from 58 spaces to 30 spaces and to waive the landscaping requirement.
Applicant Information
Applicant: Scott Hadcock for The Seed LLC
Property Owner: The Seed LLC
Architect: NA
Engineer: Fisk Engineering
Surveyor: NA
Other: NA
Development Review Team Contacts
Planner: Fletcher Lacock
Engineer: Nicole Lecy
Fire District: Tim Behlings
School District: NA
Water/Sewer: Nicole Lecy
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	412 5 <sup>th</sup> Street
Neighborhood	Downtown / Skyline Drive
Subdivision	Original Town of Rapid City
Land Area	38,500 square feet
Existing Buildings	22,000 square feet
Topography	Relatively flat
Access	5 <sup>th</sup> Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain on the east side of the property

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PD	DT	Commercial structures
Adjacent North	GC -PD	DT	Tuscany Square
Adjacent South	CB	DT – Revitalization Corridor	Furniture store
Adjacent East	GC	DT	Commercial structure / tire storage
Adjacent West	GC - PD	P/QP	Public parking structure



Relevant Case History			
Case/File#	Date	Request	Action
14PD008	4/24/2014	Initial Planned Development Overlay	Approved with stipulations
14PD014	7/10/2014	Final Planned Development Overlay	Approved with stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		NA	16,988 square feet
Lot Width		NA	140 feet
Maximum Building Heights		4 stories or 45 feet	Existing structures / No new development proposed
Maximum Density		75%	57%
Minimum Building Setback:			
• Front		25 feet	Exception granted to allow a "0" foot setback
• Rear		"0" feet	"0" feet
• Side		"0" feet	"0" feet
• Street Side		25 feet	Exception granted to allow a "0" foot setback
Minimum Landscape Requirements:			
• # of landscape points		16,500	Requesting Exception to waive landscaping requirement
• # of landscape islands		NA	Requesting Exception to waive landscaping requirement
Minimum Parking Requirements:			
• # of parking spaces		58	Requesting Exception to reduce parking to 30
• # of ADA spaces		3	3
Signage		1.5 square feet per lineal foot of frontage	No new signage proposed
Fencing		NA	None proposed




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 for an Final Planned Development Overlay:</b>	
Criteria	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 38,500 square feet of land zoned General Commercial District. Currently, the "Aby's Feed and Seed" silo and two one-story commercial structures are located on the property. Several of the structures are identified as contributing structures in the Downtown Commercial Historic District.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is currently fully developed with buildings that are identified as contributing structures in the Downtown Commercial Historic District. Exceptions have previously been granted to reduce the minimum required parking, to allow storage space in excess of 5,000 square feet, to allow "stabili-grid" in lieu of paving the parking, and to reduce the minimum required front yard setback. The applicant is proposing to expand the commercial uses allowed on the





	<p>property. In order to adaptively reuse the existing historic structures, the applicant is requesting a reduction in parking and to waive the landscaping requirement.</p>
<p>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:</p>	<p>As previously notes, Exceptions were granted to reduce the parking, waive the paving requirement, allow storage space in excess of 5,000 square feet, and to reduce the minimum required front yard setbacks. The applicant is proposing to expand the commercial uses in the existing historic structures. In addition, the applicant is requesting a reduction in parking from 58 parking spaces to 30 parking spaces. In order to accommodate as much parking as possible, the applicant is also requesting an Exception to waive the landscaping requirement. The applicant is now proposing to pave the parking area in lieu of the previously approved "stabili-grid".</p> <p>The property abuts the Central Business District and is fully developed with contributing historic structures. The applicant is proposing an adaptive reuse of the property which benefits the re-growth and re-investment in the downtown. The applicant has indicated that the hours of operation for the businesses currently located on the property and the proposed businesses are staggered and that many of the uses have evening hours. Based on these reasons, staff recommends that the Exception be granted to reduce the parking from 58 parking spaces to 30 parking spaces.</p> <p>The applicant is also requesting an Exception to waive the landscaping requirement. The applicant is proposing to maximize the amount of parking that can be provided on the property for the proposed expansion of commercial uses. Any proposed landscaping would not be visible from the street as the structures have an existing "0" foot setback. In addition, the applicant is proposing to pave the interior courtyard and to include a child drop-off area which was previously identified as landscaping. The applicant has stated that seasonal flower boxes will be planted to provide an aesthetic touch. The applicant should be aware that all stormwater design requirements of the Infrastructure Design Criteria Manual must be met. Based on these reasons, staff recommends that the Exception to waive the landscaping requirement be granted for the adaptive reuse of the property.</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 property is located adjacent to the central business district and is developed with historic structures. The expansion of commercial uses for the continuing adaptive reuse of the "Aby's Feed and Seed" property would require more land area for parking and landscaping than is available. The applicant is proposing to provide paved parking in the courtyard area and has indicated that the hours of operation of the existing and proposed uses are complimentary and staggered in such a way that many of the uses occur in the evening when downtown parking is</p>



	more available for use.
5. Any adverse impacts will be reasonably mitigated:	The applicant has indicated that the interior courtyard will be paved in lieu of the previously approved “stabil-grid” surfacing. Paving of the courtyard requires that stormwater quality treatment be provided. Public Works staff has indicated that upon submittal of a Building Permit, stormwater quality treatment and construction drawings must be submitted in compliance with the Infrastructure Design Criteria Manual.
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 property is located adjacent to the central business district and is identified as Downtown / Mixed Use in the City’s adopted Comprehensive Plan. The “Aby’s Feed and Seed” property is fully developed with contributing historic structures in the Downtown Commercial Historic District. The proposed expansion of the commercial uses is an adaptive reuse of the property and continues the reinvestment in the downtown.

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-1.2B	<b>Priority Activity Centers for Reinvestment:</b> The proposed commercial expansion is an adaptive reuse of a historic property that supports the reinvestment in the downtown as a regional destination.
BPG-3.1C	<b>Land Use Capacity VS. Demand:</b> The proposed expansion of commercial uses is an adaptive reuse of an existing structure in an historic district.
 <b>A Vibrant, Livable Community</b>	
LC-5.1A	<b>Varied Activity Centers:</b> The property is located on the eastern edge of the existing central business district and is also identified as Downtown / Mixed-Use in the City’s adopted Comprehensive Plan. The downtown is identified as a Regional Activity Center. The proposed expansion of commercial use promotes the variety of uses in the downtown and is an adaptive reuse of an existing historic property.
LC-5.2B	<b>Reduce Barriers:</b> The requested Exceptions to reduce the minimum required parking and to waive the landscaping requirement removes barriers which encourages the reinvestment and revitalization of the downtown.
LC-6.1B	<b>Historic Landmarks and Areas:</b> “Aby’s Feed and Seed” is located in the Downtown Commercial Historic District and has contributing historic structures. The applicant is working with the State Historic Preservation Office
LC-6.1F	<b>Reinvestment and Rehabilitation:</b> The requested expansion of use and associated Exception requests supports the efforts to restore the historic “Aby’s Feed and Seed” property.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
	NA

 <b>Efficient Transportation and Infrastructure Systems</b>	
TI-2.1A	<b>Major Street Plan Integration:</b> The property is accessed from 5 <sup>th</sup> Street which is identified as a Principal Arterial Street on the City's Major Street Plan.
 <b>Economic Stability and Growth</b>	
	NA
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	NA
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Major Amendment to a Planned Development requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned Development is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
<b>Future Land Use Plan Designation(s):</b>	<b>Downtown Mixed-Use</b>
<b>Design Standards:</b>	
GDP-MU9	<b>Adaptive Reuse:</b> The design principles for the Downtown Mixed Use neighborhood area supports the reduction of parking requirements and landscaping requirements for the adaptive reuse of existing historic properties.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	<b>Downtown / Skyline Drive</b>
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1C	<b>Mixed-Use Development:</b> The Major Amendment to the Planned Development supports the adaptive reuse of a historic property in the Downtown Commercial Historic District adjacent to the central business district.

Findings	
Staff has reviewed the Major Amendment to the Planned Development Overlay to allow the expansion of commercial uses pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The Comprehensive Plan supports the removal of barriers to support the adaptive reuse of existing historic structures which also supports the reinvestment in and revitalization of the downtown.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development to expand the commercial uses be approved with the following stipulations:	
1.	Acknowledge the previously granted Exception to reduce the minimum required front yard setback from 25 feet to zero feet for the existing structures located on the property. Any future redevelopment of the property shall be constructed in compliance with the Zoning Ordinance;
2.	An Exception is hereby granted to waive the landscaping requirement;

3.	An Exception is hereby granted to reduce the minimum required parking from 58 parking spaces to 30 parking spaces; and,
4.	The Major Amendment to a Planned Development shall allow a dance studio, an interior design office, retail space, a museum, offices, manufacturing, and storage space. Any change in use that does not increase the minimum parking requirement shall be reviewed as a Minimal Amendment. Any change in use that increases the minimum parking requirement or is a Conditional Use shall require a Major Amendment.