



Rapid City Planning Commission

Conditional Use Permit Project Report

August 27, 2015

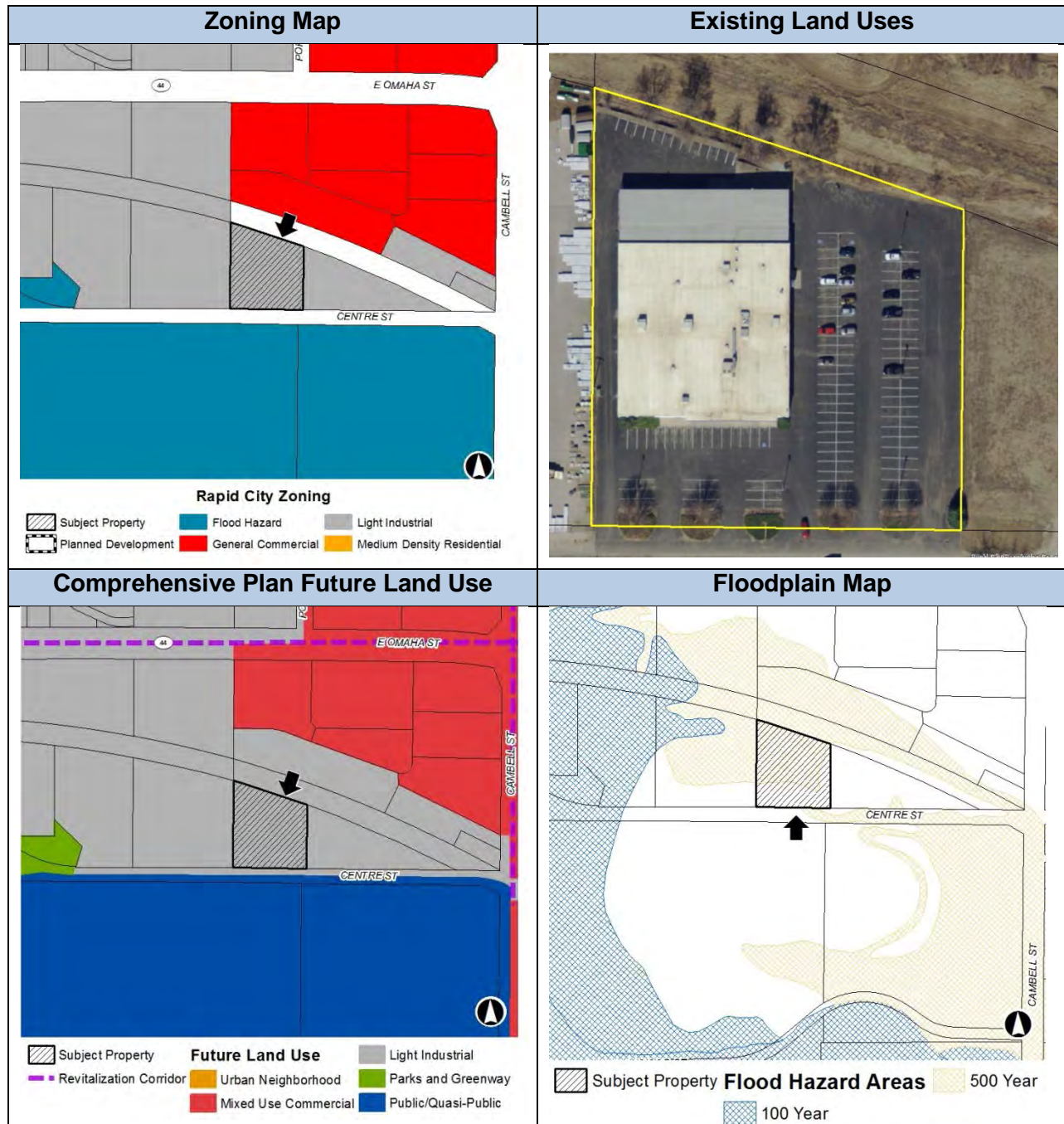
Applicant Request(s)
Case # 15UR017 – Conditional Use Permit to allow a church
Companion Case(s) # NA

Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit be approved with the stipulation(s) noted below

Project Summary Brief	
The applicant has submitted a Conditional Use Permit to allow a church in the Light Industrial District. Fountain Springs Church is proposing to use the existing structure on the property for church offices, Sunday services with 410 seats, and Wednesday night student ministries.	
Applicant Information	Development Review Team Contacts
Applicant: Fountain Springs Church, Pastor Bybee	Planner: Fletcher Lacock
Property Owner: Lanceine Ziegler	Engineer: Dan Kools
Architect: NA	Fire District: Tim Behlings
Engineer: NA	School District: NA
Surveyor: NA	Water/Sewer: Dan Kools
Other: Warren Braun	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	912 Centre Street
Neighborhood	Downtown / Skyline Drive
Subdivision	Section 6, T1N, R8E
Land Area	3.15 acres
Existing Buildings	33,920 square feet
Topography	Property is relatively flat and portions are located in the Federally designated 100-year and 500-year Floodplain
Access	Centre Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year floodplain on the south and east sides of the property. Federally designated 500-year floodplain on the northwest side of the property where the existing structure .
Other	NA

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	LI	Vacant office building
Adjacent North	GC	LI	Void of structural development
Adjacent South	FH	P/QP	Pennington County fairgrounds
Adjacent East	LI	LI	Gas station
Adjacent West	LI	LI	Large retail building










Relevant Case History			
Case/File#	Date	Request	Action
NA			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	137,214 square feet	
Lot Frontage	NA	350 feet	
Maximum Building Heights	4 stories or 45 feet	One story	
Maximum Density	75%	Existing 100%	
Minimum Building Setback:			
• Front	25 feet	112 feet	
• Rear	25 feet	25 feet	
• Side	25 feet	25 feet from the west property line and 160 feet from the east property line	
• Street Side	NA	NA	
Minimum Landscape Requirements:			
• # of landscape points	103,294	Existing legal non-conforming	
• # of landscape islands	5	Existing legal non-conforming	
Minimum Parking Requirements:			
• # of parking spaces	103	236	
• # of ADA spaces	5	6	
Signage	Two square feet for every linear square foot of frontage	No new signage identified	
Fencing	NA	No fencing proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.22.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a church in the Light Industrial District	
1. Services, classes, and other similar activities involving groups of more than 50 persons shall not be conducted on a regular basis between 7:00 am and 5:00 pm on any weekday, Monday through Friday:	The applicant has stated that Sunday services will take place between 9:00 a.m. and 11:00 a.m. on Sundays. In addition, Wednesday night student ministries will be held between 6:00 p.m. and 8:30 p.m. The church will have regular office hours Monday through Thursday, 9:00 a.m. to 5:00 p.m.
2. Youth classes and other similar activities shall not be conducted on a regular basis between 7:00 a.m. and 5:00 p.m. on any weekday, Monday through Friday:	As noted above, student ministries will be held on Wednesday night from 6:00 p.m. to 8:30 p.m.
3. No dormitory or residence shall be maintained on the subject property, provided, however, a single caretaker apartment may be permitted within the principal	No residential uses are being proposed as a part of the operation of this church.

structure:	
4. Such church or similar place of worship shall only occupy existing structures; no substantial new construction shall be undertaken to accommodate such church or place of worship:	There is an existing 33,920 square foot structure located on the property. The structure is currently vacant. The applicant is proposing some construction work on the interior of the structure including fire sprinkler protection.
5. All church parking requirements as to number and size of stall and paving shall be met:	The applicant has indicated that the church will provide seating for 410 people. A minimum of 103 parking spaces are required. The applicant has submitted a site plan identifying a total of 236 parking spaces. Upon submittal of a Building Permit, the applicant must provide a revised parking plan showing that a minimum of six handicap accessible parking spaces are being provided with one space being "van accessible".
6. The applicant for a conditional use for a church or similar place of worship shall file with the Planning Department a detailed program of its services and activities, including hours of operation and methods of separating on-lot industrial traffic from church traffic and parking. The applicant shall further demonstrate that use of the proposed site for such purposes will not significantly conflict with the use of other property located in the zoning district or in adjacent areas:	As noted above, the applicant has submitted a detailed program of services. Transportation Planning has indicated that the proposed use does not pass the threshold to require a Traffic Impact Study. Adequate parking is being provided on the property. The proposed church is an adaptive reuse of an existing vacant structure.

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
	NA
	A Vibrant, Livable Community
LC-3.2B	Adaptive Reuse: The proposed church is an adaptive reuse of a vacant office building. The structure will be fire sprinkler protected.
	A Safe, Healthy, Inclusive, and Skilled Community
	NA

	Efficient Transportation and Infrastructure Systems
	NA
	Economic Stability and Growth
	NA
	Outstanding Recreational and Cultural Opportunities
	NA
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Conditional Use Permit 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 Conditional Use Permit 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	
Future Land Use Plan Designation(s):	Light Industrial
Design Standards:	
	The property is zoned Light Industrial District which identifies a church as a conditional use.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown / Skyline Drive
Neighborhood Goal/Policy:	
DSD-NA1.1C	Mixed-Use Development: The proposed church use is an adaptive reuse of an existing office building which has been vacant.

Findings	
Staff has reviewed the Conditional Use Permit to allow a church in the Light Industrial District pursuant to Chapter 17.22.030(E) and Chapter 17.54.030(E) of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed church is an adaptive reuse of an existing vacant facility.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Conditional Use Permit to allow a church be approved with the following stipulation:	
1.	Upon submittal of a Building Permit, a revised parking plan shall be submitted that identifies a minimum of six handicap accessible parking spaces with one being “van Accessible”; and,
2.	The Conditional Use Permit shall allow a church in the Light Industrial District. Any change in use that is a permitted use in the Light Industrial District and in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Light Industrial District shall require the review and approval of a Major Amendment to the Conditional Use Permit.