



Rapid City Planning Commission

Planned Development Project Report

September 24, 2015

| Applicant Request(s) |
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| Case # 15PD030- Major Amendment to the Planned Development to allow outdoor sales events |
| Companion Case(s) #: N/A |

| Development Review Team Recommendation(s) |
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| The Development Review Team recommends that the Major Amendment to the Planned Development to allow annual outdoor sales events be approved with the stipulations noted below. |

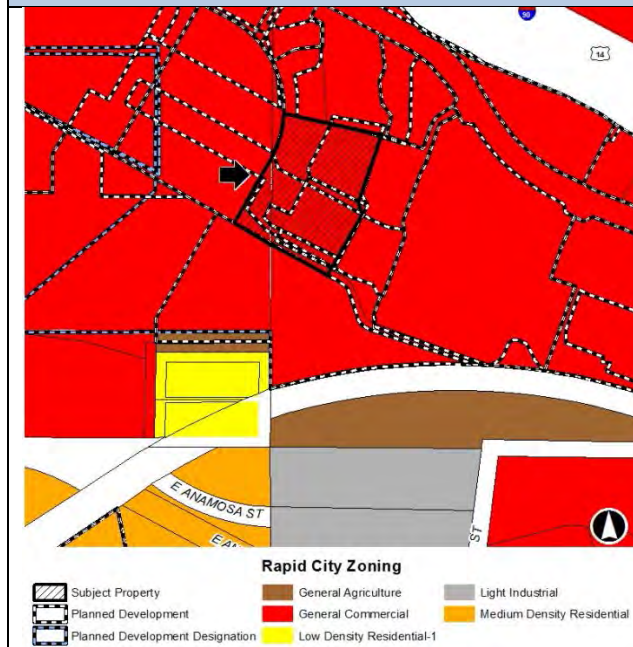
| Project Summary Brief | |
|---|----------------------------------|
| <p>The applicant has submitted a request for a Major Amendment to the Planned Development to allow annual outdoor sales events to be held in the parking lot of the existing Scheels Sports in the Rushmore Crossing commercial development. Scheels is proposing two sales events annually, each for a timeframe not exceeding 48 hours. The applicant has requested an Exception to reduce the total number of parking spaces on the site from 222 spaces to 206, or a total reduction of 16 spaces, for the duration of the event only.</p> <p>A number of Planned Developments have previously been approved for this property, which address the construction and expansion of the existing building (File #13PD027) as well as the landscaping and parking for the entire Rushmore Crossing development (File #07PD074). All stipulations approved as a part of previously approved Planned Developments for this property remain effective as a part of this Major Amendment to the Planned Development.</p> | |
| Applicant Information | Development Review Team Contacts |
| Applicant: Karmin Patterson for Scheel's | Planner: Robert Laroco |
| Property Owner: Cole MT Rapid City SD (I), LLC | Engineer: Ted Johnson |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: N/A | School District: Janet Kaiser |
| Surveyor: N/A | Water/Sewer: Ted Johnson |
| Other: | DOT: Stacy Bartlett |

| Subject Property Information | |
|------------------------------|---|
| Address/Location | 1225 Eglin Street |
| Neighborhood | North Rapid Neighborhood |
| Subdivision | Rushmore Crossing Subdivision |
| Land Area | 4.93 acres (approximately 214,751 sq ft) |
| Existing Buildings | Existing 70,000 sq ft department store |
| Topography | Level |
| Access | Via Eglin Street and adjoining circulation aisles |
| 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 | GC/PD | MUC, RAC | Retail |
| Adjacent North | GC/PD | MUC, RAC | Retail, regional drainage |
| Adjacent South | GC/PD | MUC, RAC | Regional drainage |
| Adjacent East | GC/PD | MUC, RAC | Retail |
| Adjacent West | GC/PD | MUC, RAC | Retail |

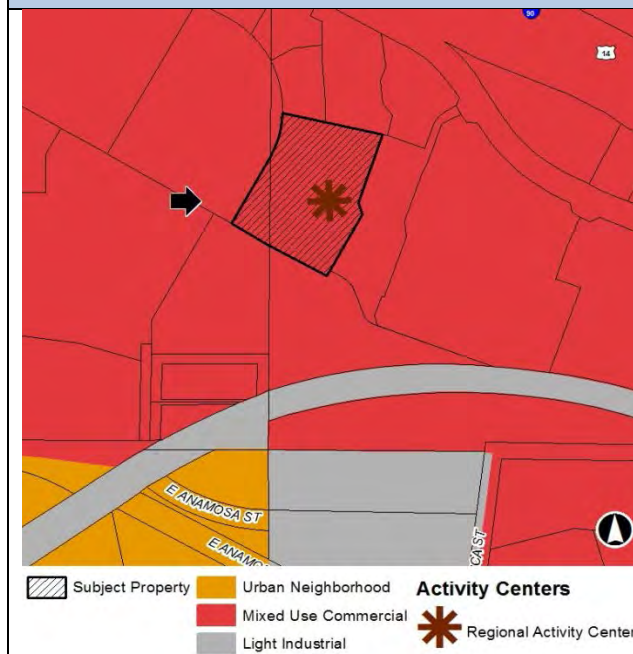
Zoning Map



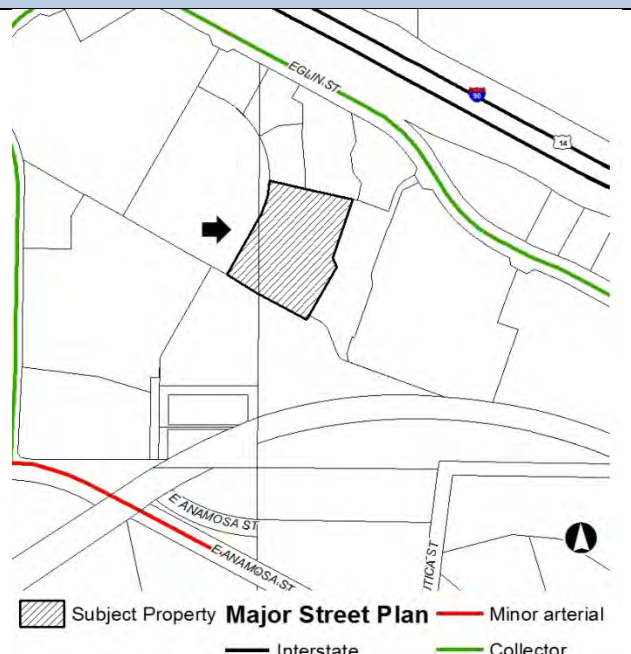
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan




| Relevant Case History | | | |
|---|---|---|----------------------------|
| Case/File# | Date | Request | Action |
| 13PD027 | 8/8/2013 | Major Amendment to the Planned Development to expand an existing sporting goods store | Approved with stipulations |
| 07PD074 | 9/20/2007 | Planned Commercial Development | Approved with stipulations |
| Relevant Zoning District Regulations | | | |
| General Commercial District | Required | Proposed/Existing | |
| Lot Area | No minimum required | 4.93 acres, approximately 214,751 sq ft | |
| Lot Frontage | No minimum required | None | |
| Maximum Building Heights | 4 stories, 45 feet | 1 story, <45 feet | |
| Maximum Density | 75% | 32.6% | |
| Minimum Building Setback: | | | |
| • Front | 25 ft | > 100 ft. | |
| • Rear | 30 ft | Approximately 60 ft. | |
| • Side | 0 ft/ 0 ft | 0 ft/32 ft | |
| • Street Side | N/A | N/A | |
| Minimum Landscape Requirements: | | | |
| • # of landscape points | Per previously approved PD | Existing | |
| • # of landscape islands | Per previously approved PD | Existing | |
| Minimum Parking Requirements: | | | |
| • # of parking spaces | 222 | 206 (during events) | |
| • # of ADA spaces | 24 (4 Van accessible- per previously approved PD) | Existing | |
| Signage | Per approved Sign Package | Per approved Sign Package | |
| Fencing | Per RCMC | None proposed | |







| Planning Commission Criteria and Findings for Approval or Denial | |
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| 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 4.93 acres zoned General Commercial District. There are no conditions on the property related 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 is proposing to add outdoor sales/special events two times a year in the existing parking lot. The requested addition of an outdoor sales use will result in an overall decrease in the approved number of parking spaces for all of the Rushmore Crossing Commercial Development. 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 | The applicant is requesting a reduction in the required number of parking spaces from 222 to 206, an approximately 7.2 percent reduction for the existing Scheels parking. The submitted letter of intent states that these temporary sales events will not occur more than |

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| regulations; | twice a year and for not more than 48 hours per event. However, the reduction in parking from what was previously approved as well as from the overall required amount of parking for the existing store requires that a Major Amendment to the Planned Development be approved. Based on the limited dates and times for the proposed events, the limited overall reduction in parking spaces, and the applicant's plans to relocate employee parking elsewhere on the Scheels property, it appears that the applicant is mitigating the potential impact of the reduction in parking to the greatest extent possible. |
| 4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed; | The applicant has requested an Exception to reduce the required amount of parking on the property for annually held sales events. Sales are a permitted use in the General Commercial District. However, outdoor sales events are not currently an approved use at Scheels and the requested reduction in parking requires that a Major Amendment to the Planned Development be obtained. 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 submitted operations plans shows that Scheels can require as many of 20 of their employees park in the existing loading dock on the south side of the store. This will free up additional parking for customers in the main lot. Given the limited number of events per year, the limited timeframe for each event, and the alternative temporary employee parking proposed as a part of this Major Amendment, it appears that any potential adverse impacts of the proposed use 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 requested reduction in parking is a temporary reduction of less than 20 percent in order to allow Scheels to host sales events in the parking lot twice a year. The limited use of the proposed tent as well as the limited overall reduction in parking result in an innovative practice while the alternative employee parking proposed by the applicant will ensure that parking standards for customers are still being maintained in the Rushmore Crossing development. |

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 | |
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|  | A Balanced Pattern of Growth |
| BPG-3.1A | <u>Balanced Uses</u> : The proposed outdoor sales events will encourage development of a diverse number and type of uses at a major commercial development within the community. |

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|  | | A Vibrant, Livable Community |
| LC 5.1A | <u>Varied Activity Centers:</u> The submitted request will increase the number and diversity of events and activities at one of the major Regional Activity Centers of the community. | |
|  | | A Safe, Healthy, Inclusive, and Skilled Community |
| N/A | N/A | |
|  | | Efficient Transportation and Infrastructure Systems |
| TI-2.1D | <u>Coordinated Land Use and Transportation Planning:</u> Transportation Planning staff has reviewed the requested Major Amendment and has noted that the proposal has no identified transportation impacts. | |
|  | | Economic Stability and Growth |
| N/A | N/A | |
|  | | Outstanding Recreational and Cultural Opportunities |
| N/A | N/A | |
|  | | Responsive, Accessible, and Effective Governance |
| GOV-2.1A | <u>Public Input Opportunities:</u> The Major Amendment to the 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 Major Amendment. | |

| Comprehensive Plan Conformance – Growth and Reinvestment Chapter | |
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| Future Land Use Plan Designation(s): | Mixed Use Commercial , Regional Activity Center |
| Design Standards: | |
| GDP-MU1 | <u>Relationship of Uses:</u> The request concentrates activity generating uses in an existing Regional Activity Center, increases visibility of the Rushmore Crossing commercial development, locates uses in proximity to other pedestrian interests such as restaurants, and provides a temporary activity which increases the intensity of use of the existing surface parking. |

| Comprehensive Plan Conformance – Neighborhood Area Policies Chapter | |
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| Neighborhood: | North Rapid Neighborhood |
| Neighborhood Goal/Policy: | |
| NR-NA1.1A | <u>Regional Activity Center:</u> The request is in support of the ongoing development and expansion of Rushmore Crossing as a premier regional shopping destination. |

| The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons: | |
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| • | The applicant is proposing to reduce the required parking from 222 to 206 parking spaces twice a year, for a period no greater than 48 hours at each event. Employee |

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| | vehicles will be relocated to the loading dock area south of the existing structure in order to continue to accommodate customer parking in the primary parking lot. Given the limited number and duration of events as well as the alternative employee parking, it appears that potential impacts of the proposed use are being mitigated to the greatest extent possible. |
| • | The request promotes diverse, activity generating uses at a Regional Activity Center, in proximity to other pedestrian-oriented uses such as restaurants, and increases the intensity of use on existing surface parking. |

| Staff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations: | |
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| 1. | The requested Exception to reduce the required amount of parking on the site from 222 to 206 spaces during outdoor sales events only is hereby granted; |
| 2. | The previously approved Exception to allow signage on a property which does not abut a public street is hereby acknowledged; |
| 3. | The previously approved Planned Development (File #07PD074) for the layout and design of all parking and landscaping for the Rushmore Crossing commercial development is hereby acknowledged; |
| 4. | A temporary use permit shall be obtained for each event, prior to the construction of the tent or commencement of the use; |
| 5. | The proposed tent and vendor displays shall not obstruct fire and emergency access lanes, handicap access, and/or fire hydrants, and; |
| 6. | This Major Amendment to the Planned Development shall allow for bi-annual sales events with a tent to be located in the parking lot of the existing Scheels Sports. All outdoor sales events shall operate in compliance with the submitted site plan and operations plan. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of the previously approved Final Planned Development or a subsequent Major Amendment. All uses permitted in the General Commercial 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. |