



Rapid City Planning Commission

Final Planned Development Overlay Project Report

September 24, 2015

Applicant Request(s)
Case # 15PD032 – Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a salon
Companion Case(s) N/A

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

Project Summary Brief
The applicant has submitted a Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a salon. In particular, the applicant is proposing to serve wine to customers of the “SiBelle Salon and Spa” while they are having a manicure and/or pedicure. There are eight work stations in the salon though only three stations are currently being used. The hours of operation are 9:00 a.m. to 5:00 p.m. Saturday through Monday and 9:00 a.m. to 7:00 p.m. Wednesday through Friday.
Applicant Information
Applicant: Stephanie Digler for Yanga Allison
Property Owner: Good Guys LLC
Architect: N/A
Engineer: N/A
Surveyor: N/A
Other: N/A
Development Review Team Contacts
Planner: Fletcher Lacock
Engineer: Dan Kools
Fire District: Tim Behlings
School District: N/A
Water/Sewer: Dan Kools
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	325 Omaha Street, Suite 3
Neighborhood	Downtown / Skyline Drive
Subdivision	Tuscany Square Subdivision
Land Area	4.84 acres
Existing Buildings	Approximately 80,100 square feet
Topography	Relatively flat
Access	Omaha Street, 3 rd Street, and Nikko Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain
Other	Southwest edge of property located in Downtown Commercial Historic District

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC -PD	DT	Tuscany Square
Adjacent North	LI and FH	LI and PG	Dakota Mill and Grain
Adjacent South	GC and GC-PD	DT	Aby's Feed and Seed and Servall
Adjacent East	GC and GC-PD	DT	Bank West and Goodyear
Adjacent West	GC	MUC and P/QP	City/School Administration Center and parking lot



Relevant Case History			
Case/File#	Date	Request	Action
12PD041	1/10/2013	Major Amendment to Planned Development to review the Cosmetology School parking and to request a reduction in parking for an additional beauty salon	Approved with stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	4.84 acres
Lot Width		N/A	Approximately 895 feet
Maximum Building Heights		4 stories or 45 feet	Existing structures / No new development proposed
Maximum Density		75%	Approximately 38%
Minimum Building Setback:			
• Front		25 feet	"0" feet
• Rear		"0" feet	"0" feet from Nikko Street
• Side		"0" feet	Approximately 150 feet
• Street Side		25 feet	Approximately 50 feet from 3 rd Street
Minimum Landscape Requirements:			
• # of landscape points		129,240	129,240
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		264	Exception was previously granted to allow 174
• # of ADA spaces		6	6
Signage		2 square feet per lineal foot of frontage	No new signage proposed
Fencing		N/A	None proposed

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Chapter 17.50.185 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow an on-sale liquor establishment:	
Criteria	Findings
1. The request will not "adversely affect" the use of any place used for religious worship, school, park, playground, or similar use within (500) foot radius.	The Rapid City Greenway Tract is located on the north side of Omaha Street. The bike path is separated from the subject property by Rapid Creek and Omaha Street. In addition, the "Promenade" is located northwest of the subject property on the northwest corner of 5 th Street and Omaha Street. It does not appear that the on-sale liquor establishment will have an adverse impact if operated in conjunction with a salon.
2. The requested use is "sufficiently buffered" with respect to residential areas so as not to "adversely affect" such areas.	As noted above, Omaha Street, 5 th Street, and Rapid Creek provide a buffer between the subject property and nearby park areas.
3. The proposed use will not create an undue concentration of similar uses, so as to cause	There are several on-sale liquor establishments located within the area of the subject property. Located approximately 275 feet to the southwest is Main Street

“blight, deterioration, or substantially diminish or impair property values.”	Square, “Wobbly Bobby”, “Ciao!”, and “Que Pasa”. Located approximately 250 to the south is the “VFW”. The property is located on Omaha Street which is identified as a Principal Arterial Street on the City’s Major Street Plan and is a commercial corridor in the City. In addition, the subject property is located on the periphery of the established downtown core where these types of uses are typically located. Staff does not find that the on-sale use in conjunction with a salon will cause blight, deterioration or diminish or impair property values.
4. The proposed use has been reviewed under Chapter 17.54.030(E) Criteria for Review.	See below
Staff has reviewed the proposed use with respect to Chapter 17.54.030(E) and has noted the following issues:	
1. The location, character and natural features of the property:	The property is the location of “Tuscany Square” an established strip mall. The property is relatively flat.
2. The location, character and design of adjacent buildings:	“Dakota Mill and Grain” and the Rapid City Greenway Tract are located on property to the north. Property to the east is developed with commercial structures including “Bank West” and “Goodyear”. The property to the south is developed with “Aby’s Feed and Seed” and “Servall”. The property to the west is a City parking lot.
3. Proposed fencing, screening and landscaping:	No new fencing, screening, or landscaping is proposed.
4. Proposed vegetation, topography and natural drainage:	The applicant is not proposing any changes to the site.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Pedestrian access is from Omaha Street, 3 rd Street, and Nikko Street. An Exception was previously granted to reduce the minimum required parking from 264 parking spaces to 178 parking spaces. The Exception also required that a minimum of 58 off-site parking spaces be provided for the cosmetology, esthetics and massage therapy school and salon. The proposed on-sale liquor use in conjunction with a salon does not trigger that additional parking be provided.
6. Existing traffic and traffic to be generated by the proposed use:	It does not appear that the proposed on-sale liquor use in conjunction with a salon will generate additional traffic.
7. Proposed signs and lighting:	The applicant is not proposing any new signage or lighting. There is existing signage located on the façade of the structure that reads “SiBelle Salon and Spa”.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	An on-sale liquor establishment in conjunction with a salon is a conditional use in the General Commercial District. The City’s adopted Comprehensive Plan identifies the property as suitable for Downtown Mixed-Use which supports commercial and retail uses.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The applicant is not proposing any new development on the property. It appears that some of the structures may be non-conforming to setbacks. An Exception to reduce the minimum required parking was previously granted for the salon use.
11. The effects of noise, odor,	It does not appear that the proposed on-sale liquor use in







smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	conjunction with a salon will have a negative effect on noise, odor, smoke, dust, air, and water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulation of approval will ensure that the on-sale liquor use will only be operated in conjunction with a salon. Any expansion to the use will require a Major Amendment to the Planned Development.

Staff has also reviewed the proposed use with respect to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and has noted the following issues:

The property is located within a previously approved Planned Development which granted the salon use with 8 working stations. An Exception was granted to reduce the minimum required parking for this use.

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-1.2B	Priority Activity Centers for Reinvestment: The property is located in the downtown area which promotes a variety of uses for reinvestment in the area as a destination and activity hub.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: The property is accessed from Omaha Street which is identified as a Principal Arterial Street on the City's Major Street Plan. The property is also accessed from 3 rd Street and Nikko Street.
	Economic Stability and Growth
EC-1.3A	Local Business Support: An Exception was previously granted and is being acknowledged to reduce the minimum required parking for the property which allowed the "SiBelle Salon and Spa" to be located on the property and removed a barrier to the use of the property.
	Outstanding Recreational and Cultural Opportunities
	N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	Public Input Opportunities: 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Downtown Mixed-Use
Design Standards:	
GDP-MU7	Adaptive Reuse: “Tuscany Square” is an existing commercial strip mall. The previous Major Amendment reduced the minimum required parking for the uses on the property and specifically for the “SiBelle Salon and Spa”.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Downtown / Skyline Drive
Neighborhood Goal/Policy:	
DSD-NA1.1C	Mixed-Use Development: The proposed on-sale liquor use in conjunction with a salon encourages a variety of uses along a major commercial corridor in the City.

Findings

Staff has reviewed the Major Amendment to the Planned Development Overlay to allow an on-sale liquor establishment in conjunction with a salon pursuant to Chapter 17.50.185, Chapter 17.54.030(E), and Chapter 17.50.050(F) of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The property is located in a commercial corridor adjacent to the established downtown core. It does not appear that the proposed on-sale liquor use in conjunction with a salon will have an adverse impact on parks located to the north and west.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a salon be approved with the following stipulations:

1.	Acknowledge the previously granted Exception to reduce the parking requirement from 246 parking spaces to 174 parking spaces. In addition, a minimum of 58 off-site parking spaces shall be continually provided for the cosmetology, esthetics and massage therapy school and salon. A Major Amendment to the Planned Development shall be required at any time should a complaint be received regarding shortage of parking; and,
2.	The Major Amendment to a Planned Development shall allow an on-sale liquor establishment in conjunction with a salon for the property. 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.