



Rapid City Planning Commission Planned Development Project Report

November 25, 2015

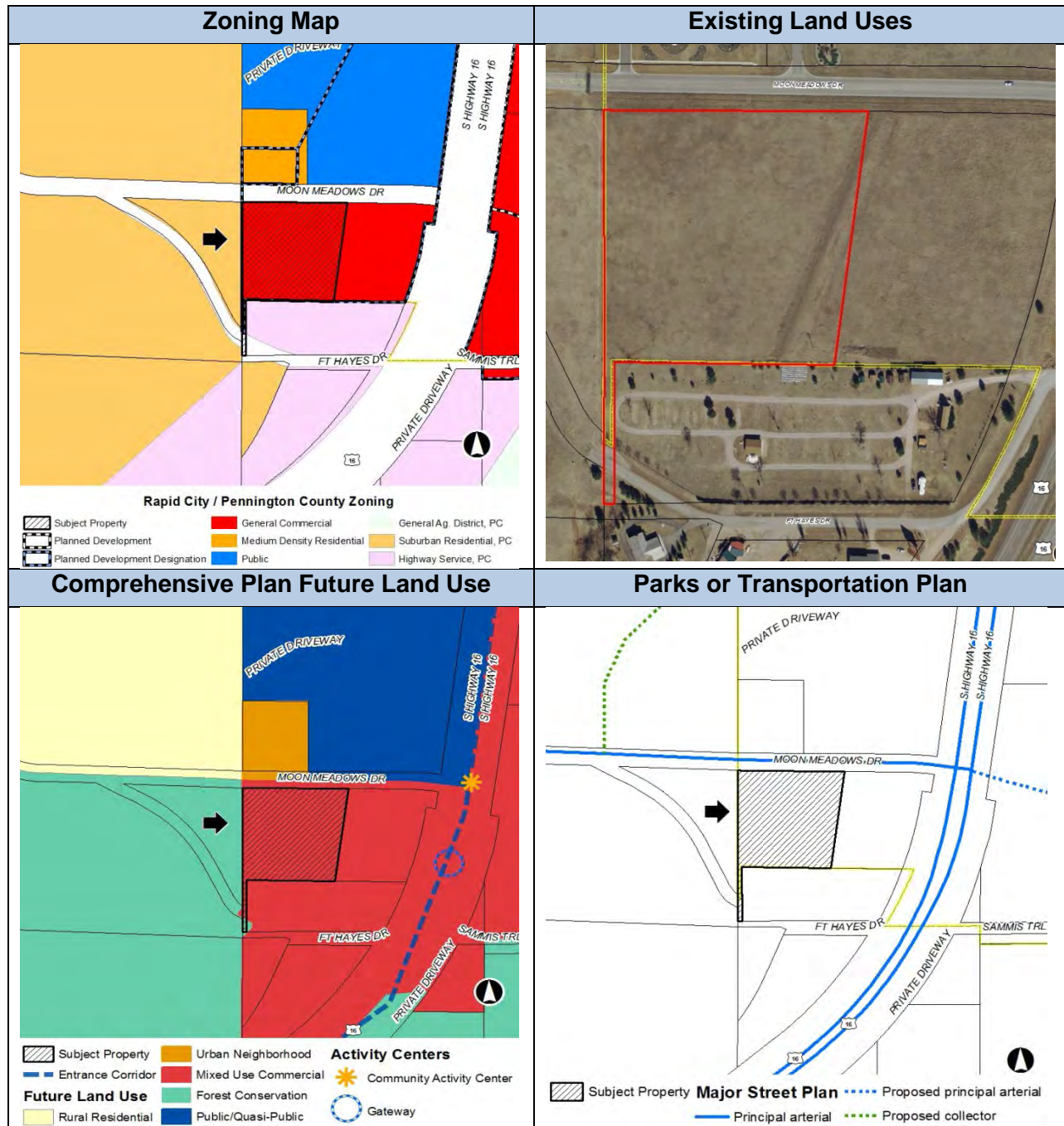
Applicant Request(s)
Case # 15PD033, a Final Planned Development to allow ministorage units in General Commercial District
Companion Case(s) #: 15PL078, a Lot Line Consolidation Plat application to consolidate 2 lots

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development to allow ministorage units to be developed on the property be denied .

Project Summary Brief
<p>Update 11/25/15. All revised information is included in bold text. This item was continued from the October 22, 2015 Planning Commission meeting at the applicant's request in order to allow the applicant to submit revised and additional information. On November 10, 2015, the applicant submitted revised plans showing revised fencing and building materials for portions of the proposed structures.</p> <p>The applicant has submitted a request for a Final Planned Development Overlay to allow construction of ministorage units in a phased project located on property zoned General Commercial District. The submitted plans show that Phases 1 and 2 consist of 14 structures with a total of 96,200 square feet of storage space proposed. Revised plans show a combination of steel construction and wood and stone construction. Ministorage units are a conditional use in the General Commercial District, and require certain design criteria to be met. As such, the applicant has submitted this Final Planned Development Overlay to allow the ministorage units as a conditional use on the property and has requested the following Exceptions to the design criteria:</p> <ul style="list-style-type: none"> • An Exception to waive the requirement to provide an opaque screening fence, and; • An Exception to waive the required building materials. <p>The applicant has submitted an associated Lot Line Consolidation Plat application (File #15PL078) for the subject property and adjacent property to the east. The plat application was approved by staff on September 18, 2015.</p>

Applicant Information	Development Review Team Contacts
Applicant: Renner & Associates, LLC	Planner: Robert Laroco
Property Owner: Fox, LLC	Engineer: Dan Kools
Architect: Trachte Building Systems	Fire District: Tim Behlings
Engineer: Renner & Associates, LLC	School District: Janet Kaiser
Surveyor: Renner & Associates, LLC	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	2251 Moon Meadows, Drive, approximately 480 ft west of the intersection of Moon Meadows Drive and South U.S. Highway 16
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Moon Ridge Subdivision
Land Area	6.89 acres, approximately 300,129 sq ft
Existing Buildings	None
Topography	Sloping uphill from east to west across the property
Access	Moon Meadows Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC, GC, CAC	No structural development
Adjacent North	MDR, Public	UN, Public, GC, CAC	Church, National Forest Service
Adjacent South	HSD- Pennington County	MUC, GC, CAC	RV Park
Adjacent East	GC	MUC, GC, CAC	No structural development
Adjacent West	SRD-Pennington County	FC	No structural development








Relevant Case History			
Case/File#	Date	Request	Action
00PD037	8/02/00	Planned Development Designation	Revoked 9/03/02
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	6.89 acres (approximately 300,129 sq ft)	
Lot Frontage	No minimum required	Approximately 570 sq ft.	
Maximum Building Heights	4 stories, 45 ft	Maximum 14 ft high	
Maximum Density	75%	32%	
Minimum Building Setback:			
• Front	25 ft	61.90 ft	
• Rear	0 ft	53.93 ft	
• Side	0 ft	5 ft	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	203,304 points required	205,898 points provided	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	4	19	
• # of ADA spaces	1 van accessible	1 van accessible	
Signage	Max 1,140 sq ft of wall signage and max 1,140 sq ft of ground signage	(One)2-sided, 40 foot tall ground sign at 400 sq ft/side; (One) 1-sided monument sign approximately 76 sq ft. Approximately 877 sq ft signage total.	
Fencing	Max 6 ft, masonry, stone, wood, or chain link with slats construction	Max 6 foot tall fence comprised of 5 foot chain link and 1 foot of barbed wire. No slats 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;	There are no conditions on this piece of property due to its 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 requesting to allow construction of ministorage units on the property. Ministorage units are a conditional use in the General Commercial District. However, the applicant is also requesting Exceptions to the design standards identified specifically for the construction of storage units within the General Commercial District. As such, they have submitted this request for a Final Planned Development Overlay. The application of these regulations to this piece of property does not create an undue hardship or practical difficulty.

<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>The applicant has requested a number of Exceptions to the design criteria specifically identified for ministorage units in the General Commercial District in the Rapid City Municipal Code Chapter 17.18.030.10.</p> <p>Rapid City Municipal Code requires that the exterior building material shall be masonry, concrete, wood, or simulated wood siding. An example of materials submitted as a part of the revised plans show that the east and north facing exteriors of the eastern-most structure, and the north face of all structures adjacent to Moon Meadows Drive, are constructed with a stone wainscoting and hardboard paneling. The balance of the structures within the development are constructed of painted steel in earth tones. The design criteria for storage units in the General Commercial District exist to ensure that development of storage units in commercial districts is in character with the development of the area. The subject property is located along U.S. Highway 16, a principal arterial street on the City's Major Street Plan and an identified Gateway Corridor in the City's adopted Comprehensive Plan. Maintaining minimum development standards in this corridor is critical to maintaining a positive public perception of the community and to encouraging high quality standards for development along arterial streets and gateways to the community. While the location of the stone and hardboard materials will mask the metal siding construction from site lines along U.S. Highway 16 and Moon Meadows Drive, the balance of the building materials are not obscured from public view and do not compliment the character of the neighborhood. The requested Exception fails to provide high quality design standards along a gateway corridor and arterial street in the community. It appears that the request to waive the required building materials does cause hardship to the public good and impairs the intent of these regulations.</p> <p>Rapid City Municipal Code requires that security fencing may not exceed 6 feet in height and must be constructed of wood, block, or chain link with slats. The applicant is proposing a combination of fencing materials. The northern and eastern property lines will be secured with a 6 foot tall, black powder-coated steel fence with a security edge on top. The balance of the property is being secured with a six foot tall black chain link fence. No slats are being proposed as a part of either fencing. The design standards for security fencing exist to ensure that the development of a site does not conflict with anticipated future commercial development of the area. While the requested fencing materials may be appropriate for the Light Industrial District or on property not located within a Gateway Corridor to the community, the proposed fencing is in conflict with the design standards for ministorage units located in commercial districts as well as</p>
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	<p>for development of property in Gateway corridors of the City. In addition, the proposed fencing will not obscure the interior of the site. This, in combination with the proposed alternative building materials, does not meet the criteria established in order to provide high quality design standards within a gateway corridor or adjacent to a principal arterial street within the community. The requested Exception to waive the requirement to provide a screening fence on the property does cause hardship to the public good and impairs the intent 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 applicant is proposing to allow a conditional use to be located within the General Commercial District and has requested a number of Exceptions to the design standards identified for the proposed use. As such, the applicant has submitted this Final Planned Development Overlay. Requiring the design of the proposed use to comply with the requirements identified in the Zoning Ordinance does not deprive the applicant of rights that others in the same district are allowed.</p>
<p>5. Any adverse impacts will be reasonably mitigated;</p>	<p>Submitted plans show the ministorage units are proposed to be constructed without the design standards required by Rapid City Municipal Code. The property is located along a principal arterial street that is identified as a gateway corridor to the community. In addition, the property is located within an identified Community Activity Center on the City's Comprehensive Plan. Particular care should be taken to ensure gateway corridors impart a positive image of the community and that Community Activity Centers develop with activity generating uses that serve the community. The design criteria established in the Rapid City Municipal Code ensure that adverse impacts are being mitigated to the greatest extent possible. Based on the location of the property in a gateway corridor and a Community Activity Center as well as the applicant's unwillingness to design the site in compliance with the established design criteria, the adverse impacts of the proposed development are not being mitigated.</p>
<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>	<p>The requested Exceptions to the Zoning Ordinance would allow development of the site similar to property zoned Light Industrial District. However, the location of the property in a developing area of the City and adjacent to a principal arterial street, identified gateway corridor, and Community Activity Center requires that development of the property maintain minimum design standards. These design standards are necessary to support the objectives of the Comprehensive Plan and the intent of the Zoning Ordinance to provide safe, ordered development of the City. The proposed design of the site is not an innovative alternative which reasonably achieve the objectives of the existing standards. Based on the industrial design and use of the site the proposed use is not appropriate for this location and, as such, staff recommends that the request be denied.</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-3.1B	<u>Future Land Use Flexibility</u> : The requested Final Planned Development Overlay is for property located within a gateway corridor and Community Activity Center. According to the design principles established in the Rapid City Comprehensive Plan, the gateway corridor is intended to encourage unique and attractive design elements in order to project a positive image of the community. In addition, the Community Activity Center is intended to provide the shopping and gathering needs of the surrounding neighborhood and typically includes retail, office, and employment or civic uses. The proposed storage units will not provide a shopping and gathering space for the neighborhood and will generate very little traffic or pedestrian-oriented uses. The industrial design of the site does not encourage unique and attractive design and does not project a positive image of the community.
 A Vibrant, Livable Community	
LC-1.1E	<u>Context Sensitive Design</u> : The subject property is located along a principal arterial street and is within the U.S. Highway 16 gateway corridor, a primary connection between Rapid City and the Black Hills. The intersection of U.S. Highway 16 and Moon Meadows Road is identified as a Community Activity Center. The Growth and Reinvestment section of the adopted Rapid City Comprehensive Plan notes that the character and appearance of gateway corridors help shape the first impression visitors have about the City. Care should be taken to ensure gateway corridors impart a positive image of the community. The proposed development of this property is not sensitive to the context of the neighborhood, the gateway corridor, or the Community Activity Center identified in this area.
 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> : The requested Final Planned Development Overlay is located along Moon Meadows Drive, a principal arterial street on the City's Major Street Plan, capable of accommodating high volumes of residential, commercial, and industrial traffic. U.S. Highway 16 is also an identified as a principal arterial street and a gateway corridor into the City as well as the primary entrance into the Black Hills. The industrial design and associated low-intensity use is not appropriate for property located in a Community Activity Center located at the intersection of two principal arterial streets and at a gateway to the community.
 Economic Stability and Growth	
EC-3.1C	<u>Other Employment Areas</u> : Pursuant to the goals of the Rapid City

	Comprehensive Plan, development in Community Activity Centers should include an array of activity-generating, uses, including retail, services, and offices. The proposed industrial design of the property will generate little to no pedestrian-oriented or activity-generating uses and conflicts with the goal of developing retail, service, and office uses within Community Activity Centers. Due to the industrial design of the proposed development, it appears that the proposed ministorage units are not appropriate at this location.
	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 Overlay requires notification of surrounding property owners and posting of a sign on the property. The request is heard by the Planning Commission, which allows public input into the proposed development. As of this writing, there has been one inquiry into the proposed Final Planned Development. The inquiring party expressed opposition to the request, noting that the proposed use was inappropriate for the neighborhood and for the Highway 16 corridor.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial, Gateway Corridor, Community Activity Center
Design Standards:	
GDP-MU1	<u>Relationship of Uses:</u> The proposed use conflicts with the stated goal of concentrating activity-generating uses at key intersections in order to increase visibility and promote pedestrian activity. However the industrial design and anticipated activity surrounding the use will generate minimal activity in the area and should not be located within a designated activity center.
Gateways and Entrance Corridors	<u>Characteristics:</u> The design of the proposed units does incorporate some unique or attractive design elements into the development of the project in order to enhance design of the facility . However, the overall design of the site does not comply with the design standards for ministorage units in the General Commercial District and does not enhance the sense of arrival into the community and project a positive image of the community. Based on the proposed design of the facilities, it does not appear that the proposed use is appropriate for the neighborhood.
Mixed-Use Activity Centers and corridors	<u>Community Activity Centers:</u> The proposed development does not address the shopping or gathering needs of the surrounding neighborhood. The Community Activity Center typically includes a variety of uses included retail, services, and offices, which are designed to enhance the aesthetic appeal of the Center as well as improve the availability of services for the surrounding neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood
Neighborhood Goal/Policy:	
US16-NA1.1C	<u>Community Activity Centers:</u> A priority objective of the U.S. Highway 16 Neighborhood is to promote convenient shopping and service options in the identified Community Activity Centers within the neighborhood. The

	industrial design of the site discourages future high-activity commercial development of the area and fails to meet the objectives of the U.S. Highway 16 Neighborhood.
US16-NA1.1D	<u>Entrance Corridors:</u> A priority objective of the U.S. Highway 16 neighborhood plan is to encourage development practices which project a positive image of the community and promote the unique character of the U.S. Highway 16 corridor as the primary connection between the City and the Black Hills. Based on the design of the site, this request fails to meet the stated objectives of the U.S. Highway 16 Neighborhood.
US16-NA1.1E	<u>Gateways:</u> The proposed development does not apply the design principles for Gateways and Corridors as identified in the Rapid City Comprehensive Plan.

The Development Review Team Recommends that the request for a Final Planned Development Overlay be denied for the following reasons:

•	The proposed design of the site will adversely affect the public good and impairs the intent of the Zoning Ordinance. In addition, the proposed design of the site is not an innovative or alternative design and does not reasonably achieve the standards of the Zoning Ordinance.
•	The proposed development of this property is not sensitive to the context of the neighborhood or the U.S. Highway 16 corridor.
•	The Community Activity Center is intended to provide the shopping and gathering needs of the surrounding neighborhood and typically includes retail, office, and employment or civic uses, all designed for commercial use. The proposed storage units will not provide a shopping and gathering space for the neighborhood and will generate very little traffic or pedestrian-oriented uses. It does not appear that the proposed storage units are the appropriate use for this site.
•	The U.S. Highway 16 corridor is identified as a principal arterial street, as an identified gateway corridor to the community, and as a Community Activity Center. The corridor is the primary connection between Rapid City and the Black Hills and, as such, particular care should be taken to ensure that development in the corridor promotes a positive image of the community. The requested Final Planned Development Overlay does not comply with the applicable design standards and, as such, fails to meet the standards for commercial development along arterial streets, within gateway corridors, or within Community Activity Centers.
•	Although the applicant has worked to provide a design of the site which would reasonably mitigate potential negative impacts of the use, the submitted revisions still do not meet the design standards established in the Rapid City Municipal Code. However, based on the unique characteristics of the property within a gateway corridor and an identified Community Activity Center, the design of the site is not the primary concern. The proposed use does not appear to be appropriate for the area, regardless of the design of the site.

Staff recommends that the requested Final Planned Development Overlay to allow ministorage units as a conditional use on the property be denied.