



Rapid City Planning Commission

Planned Development Project Report

November 25, 2015

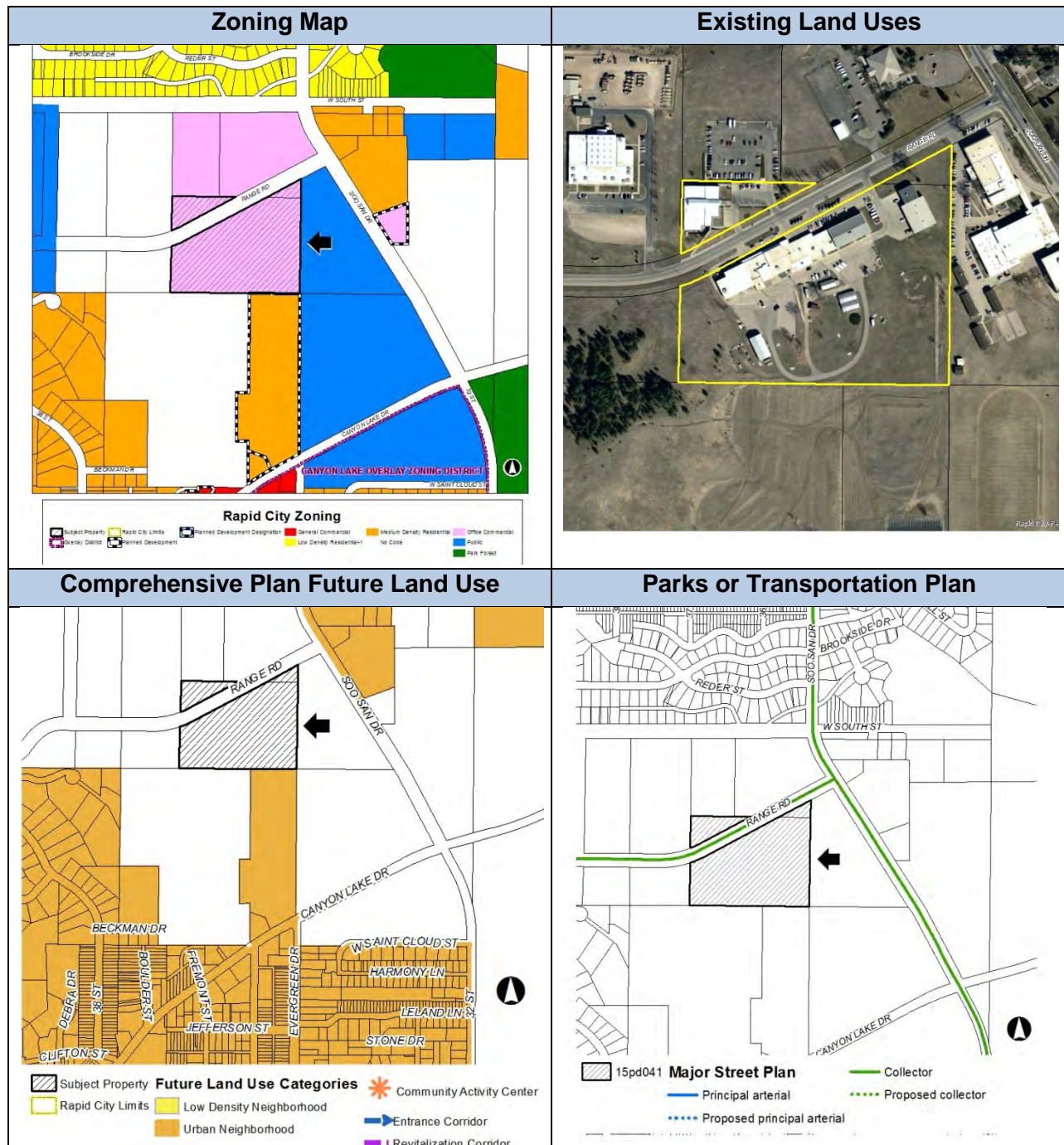
Applicant Request(s)
Case # 15PD041; a Final Planned Development to allow greenhouses as accessory use to the existing school
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development be approved with the stipulations noted below.

Project Summary Brief	
<p>The applicant has requested a Final Planned Development to allow construction of greenhouses as accessory uses to the existing school. The property is the location of Black Hills Works, an educational center for community members with disabilities. The organization is proposing to construct and operate commercial greenhouses on the property which will serve as training opportunities for clients. The produce raised as a part of this use will be sold to area hospitals, schools, and other institutions.</p> <p>The existing site currently includes structures located within the front yard setback to Range Road. In addition, a portion of the property abuts property zoned Medium Density Residential District, requiring that a screening fence be provided along the property. As such, the applicant is requesting Exceptions to reduce the required front yard setback and to waive the required screening fence. No additions or alterations to the existing structures on the site are proposed as a part of this request.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Black Hills Works/ BH Services, Inc.	Planner: Robert Laroco
Property Owner: Black Hills Workshop and Training Center	Engineer: Ted Johnson
Architect: Upper Deck Architects, Inc.	Fire District: Tim Behlings
Engineer: FMG , Inc.	School District: Janet Kaiser
Surveyor: FMG, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3535 Range Road
Neighborhood	West Rapid Neighborhood
Subdivision	Workshop Addition, Ranger Station Subdivision
Land Area	11.05 acres, approximately 481,338 sq ft
Existing Buildings	Existing school campus and accessory structures
Topography	Generally level on eastern portions, sloping sharply uphill on western portions
Access	Via Range Road
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	OC	EC	Black Hills Works
Adjacent North	OC	EC	Brain Injury Rehabilitation Center
Adjacent South	MDR/PD, No Code	Public	Canyon Lake United Methodist Church
Adjacent East	Public	Public	West Middle School
Adjacent West	No Code	Public	No structural development



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	11.05 ac, approximately 481,338 sq ft.	
Lot Frontage	No minimum required	Approximately 1,000 ft	
Maximum Building Heights	3 stories, 35 ft	1 story, 13 ft	
Maximum Density	35%	16.33%	
Minimum Building Setback:			
• Front	25 ft	17 ft.	
• Rear	25 ft	Approximately 76 ft	
• Side	25 ft/25 ft	102 ft/47.4 ft	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	Existing	Existing	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	55	57	
• # of ADA spaces	3 (1 van accessible)	3(1 van accessible)	
Signage	Per RCMC	Per RCMC	
Fencing	6 foot opaque screening fence required along portions of southern lot line	None 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;	The property is comprised of approximately 3.125 acres zoned Office Commercial District previously developed as a school and associated accessory structures. There are no conditions on the site due 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 a phased plan to construct a variety of greenhouses and planter beds on the property as a business venture and means of training for clients. However, existing parking and landscaping on the site do not comply with the requirements of the Rapid City Municipal Code. As such, the applicant has submitted this request for a Final Planned Development to allow these greenhouses as accessory uses on the property. The 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 regulations;	The applicant has requested an Exception to reduce the required front yard setback along Range Road from 25 feet to 17 feet. The existing structures on the property were built 17 feet from the northern property line. No additions or expansion of the existing structure are being requested as a part of this request, and all phases of the proposed greenhouse structures will comply with the requirements of

	<p>the Rapid City Municipal Code. The requested Exception will be for the existing structure only and will not result in additional encroachment into the setback. It does not appear that granting the requested Exception will impact the public good or impact the intent of the Zoning Ordinance.</p> <p>The applicant has requested an Exception to waive the requirement to provide a 6 foot tall, opaque screening fence along the eastern portions of the southern lot line. The property to the south is zoned Medium Density Residential District and is developed as a church. Due to the non-residential nature of the adjacent property, it does not appear that a screening fence is required in order to screen the two uses from one another. It does not appear that granting the requested Exception to waive the required opaque screening fence will impact the public good or impact the intent of the Zoning Ordinance.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	The applicant is proposing to operate greenhouses as an accessory use to the existing school located on the property. A school is a permitted use in the Office Commercial District. A literal interpretation of the chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	Submitted materials indicate that the active greenhouse use and training will be taking place during business hours only. The submitted operations plan indicates that produce will be sold to local institutions, rather than the public at-large and, as such, the requested use will not generate typical commercial traffic. The requested Exception to reduce the required front yard setback is to allow the existing primary structure to continue operating as is. The existing school will serve as a buffer between the proposed greenhouses and passing traffic on Range Road, minimizing the visual impact of the use. Property to the south is zoned Medium Density Residential District and is currently developed with a church. However, based on the distance between structures on the adjoining lots, the non-residential, and the proposed landscaping to serve as a buffer between the two properties, it does not appear that a screening fence is required to minimize the impact of the greenhouses on the southern property. It appears that 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 Exceptions to the Zoning Ordinance will allow the continuing use of an existing building and site in the continuing provision of a vital service to the community. The addition of the training and produce adds to the health and quality of life in the community. The requested Exceptions will allow an alternative and innovative practice on the property by reasonably modifying the existing zoning standards.

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-1.1D	<u>Sustainable Development</u> : The requested use encourages sustainable development practices by promoting the use of locally raised and harvested, organic produce for use by local health and educational institutions.
 A Vibrant, Livable Community	
LC-3.1C	<u>Compatible Infill and Redevelopment</u> : The requested Final Planned Development will allow for expansion of uses developed on an existing developed property. The design of the site ensures that the new uses will not have a negative impact on neighboring uses and view sheds.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.2A	<u>Local Food Systems</u> : The proposed greenhouses encourage the development of local food systems throughout the community and expands access to healthy food options.
 Efficient Transportation and Infrastructure Systems	
N/A	N/A
 Economic Stability and Growth	
EC-1.3A	<u>Local Business Support</u> : The request facilitates the expansion of services available to clients of Black Hills Works, expands the services Black Hills Works can provide to the community, and provides an option for local businesses and institutions to invest dollars back into the community.
 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 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 Planned Development.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Employment Area
Design Standards:	
GDP-EA1	<u>Building Organization</u> : The design of the site locates the proposed greenhouses

	south of the existing school, using the school to create a natural buffer between the greenhouse operations and passing traffic on Range Road. The design of the site encloses the higher intensity uses on the interior of the site, screening them from public view.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	West Rapid Neighborhood
Neighborhood Goal/Policy:	
WR-NA1.1D	<u>Mixed-Use Development</u> : The requested Final Planned Development encourages the diversification of uses and reinvestment in the West Rapid neighborhood.

The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:	
•	The proposed greenhouses are permitted as an accessory use to the existing school. The greenhouses and gardens will function as training for Black Hills Works clients, and provide produce for area institutions, schools, and businesses.
•	The requested Exception to reduce the required front yard setback from 25 feet to 17 feet is for the existing school only. All other proposed and existing structures on the site comply with the required setbacks. As such, the requested Exception to reduce the front yard setback will have a minimal impact on the character of the neighborhood.
•	Property to the south is zoned Medium Density Residential District with a Planned Development, and is developed with a church and child care center. However, the unique lot dimensions and topography keep development of the property limited to the southern end of the lot. The applicant's submitted plans show that a fruit tree orchard and additional landscaping is being provided along the southern lot line of the subject property and, as such, the applicant has requested an Exception to waive the required screening fence along a portion of the southern lot line adjacent to the church lot. The unique site development of both properties, and the additional vegetative buffer being provided on the subject property ensure that potential negative impacts of the requested Exception are being mitigated to the greatest extent possible.
•	The proposed greenhouses will provide training and job opportunities for an underserved population segment of the City using environmentally sensitive, sustainable methods. The produce grown as a part of this enterprise will encourage the use of local food systems for educational and health institutions in the community. Local businesses will also have an opportunity to buy the harvested produce and invest dollars back into the local economy.

Staff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations:	
1.	The requested Exception to reduce the required front yard setback from 25 feet to 17 feet is hereby approved.
2.	The requested Exception to waive the required screening fence along portions of the southern property line is hereby approved.
3.	This requested Final Planned Development shall allow for greenhouses to be developed on the property in a phased project as an accessory use to Black Hills Works. Any change in the operator of the facilities shall require a Major Amendment to the Planned Development. All requirements of the Office Commercial District shall be maintained unless specifically stipulated as a part of this Final Planned Development or a subsequent Major Amendment. All uses permitted in the Office Commercial District shall be permitted. All conditional uses in the Office Commercial District shall require the review and approval of a Major Amendment to the Planned Development.