



Rapid City Planning Commission

Planned Development Project Report

December 10, 2015

Applicant Request(s)
Case # 15PD042; a Final Planned Development to allow a restaurant in the General Commercial District.
Companion Case(s) #: N/A

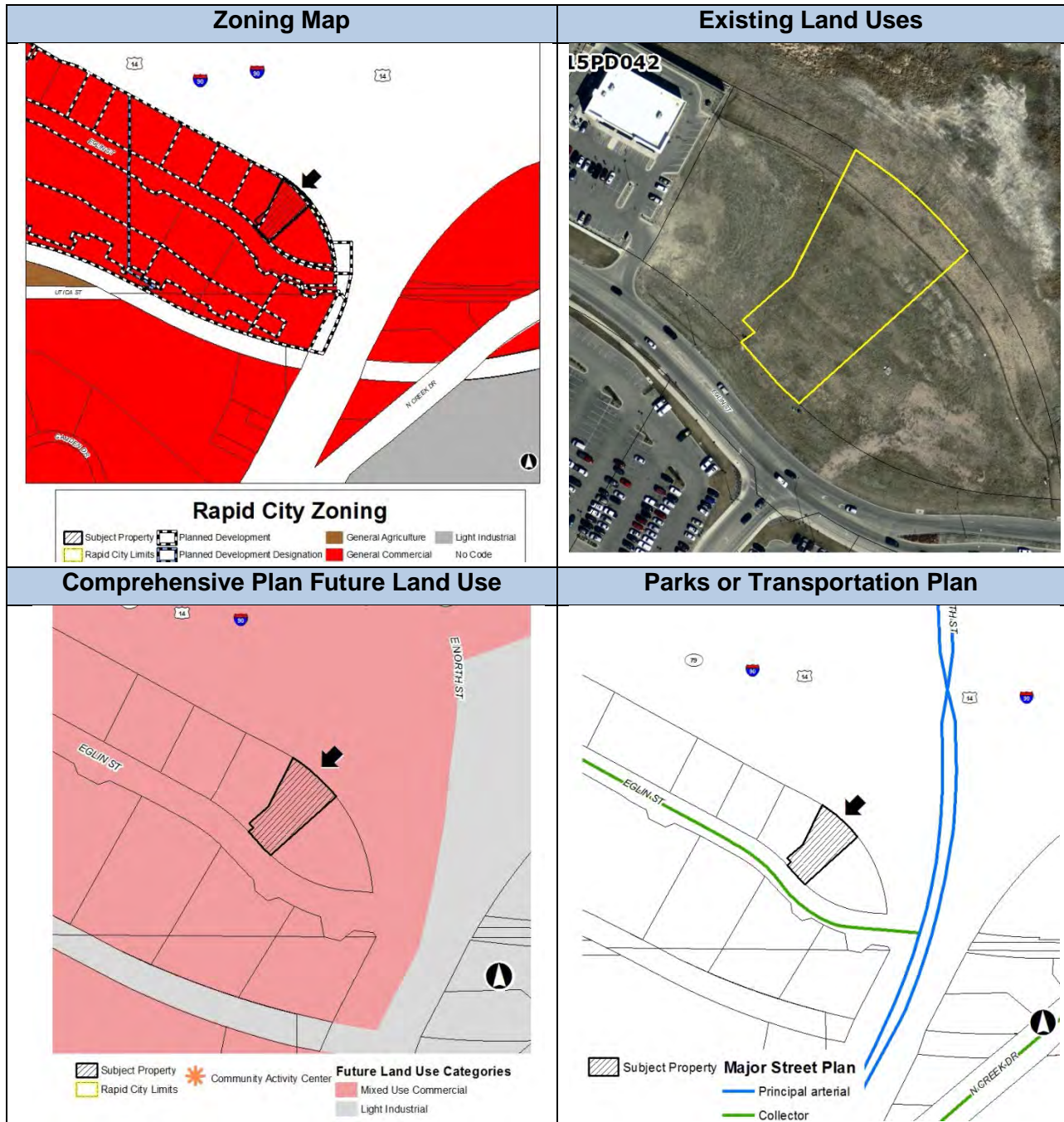
Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a request to allow a restaurant to be located on approximately 1.08 acres of property zoned General Commercial District. The applicant is proposing to develop a Panera Bread on an existing lot located within the Rushmore Crossing commercial development. The proposed restaurant will be comprised of approximately 5,400 square feet and will include an outdoor seating area as well as a one-lane drive through window. No Exceptions are being requested as a part of this Final Planned Development.

Applicant Information	Development Review Team Contacts
Applicant: Jeff Brocco, Farnsworth Group	Planner: Robert Laroco
Property Owner: CPP Rushmore II, LLC	Engineer: Ted Johnson
Architect: Smart Design	Fire District: Tim Behlings
Engineer: Farnsworth Group	School District: Janet Kaiser
Surveyor: Arleth Land Surveying, LLC	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett







Subject Property Information	
Address/Location	Eglin Street, west of East North Street between Eglin Street and Interstate 90
Neighborhood	North Rapid Neighborhood
Subdivision	Rushmore Crossing Subdivision
Land Area	1.08 acres, approximately 47,007 sq ft
Existing Buildings	No structural development
Topography	Generally level
Access	Eglin Street
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	No structural development
Adjacent North	GC	MUC, RAC	Interstate 90
Adjacent South	GC/PD	MUC, RAC	Shopping Center
Adjacent East	GC/PD	MUC, RAC	Convenience store with car wash, gas sales (under construction)
Adjacent West	GC/PD	MUC, RAC	Shopping Center



Relevant Case History			
Case/File#	Date	Request	Action
10PD066	10/22/10	Planned Development Designation	Staff approved w/ stips
07PD019	4/26/07	Initial and Final Planned Development	PC approved w/ stips
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	1.08 acres, approximately 47,007 sq ft	
Lot Frontage	No minimum required	Approximately 113 ft	
Maximum Building Heights	4 stories, 45 ft	1 story, 19 ft 6 in	
Maximum Density	75%	Approximately 10.78%	
Minimum Building Setback:			
• Front	25 ft	Approximately 170 ft	
• Rear	30 ft	Approximately 70 ft	
• Side	0 ft/0 ft	N/A	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	41,941 points	48,750 points	
• # of landscape islands	1	2	
Minimum Parking Requirements:			
• # of parking spaces	55 + 7 stacked spaces	56 + 7 stacked spaces	
• # of ADA spaces	3, w/ 1 van accessible	3, w/ 2 van accessible	
Signage	Per RCMC	Per RCMC	
Fencing	Per RCMC	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 1.08 acres zoned General Commercial District with a Planned Development. 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 property is located within an existing Planned Development Designation, requiring that a Final Planned Development be approved for the property prior to issuance of a building permit. As such, the applicant has submitted this request for a Final Planned Development to allow development of a restaurant 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;	No Exceptions to the underlying zoning have been requested as a part of this Final Planned Development.		
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 develop a restaurant on the property. Restaurants are a permitted use in the General Commercial District. However, the property is located within a Planned Development Designation and, as such, a Final Planned Development must be approved for the		

	property prior to issuance of a building permit. 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;	Submitted plans show an approximately 5,066 square foot restaurant is being proposed with an approximate 350 square foot outdoor café and a drive through lane. No on-sale liquor is being proposed as a part of the operation of the restaurant. All parking, landscaping, and setbacks are being met as a part of this request. The Planned Development will serve as the tool to ensure that design standards established as a part of the Rushmore Crossing commercial development are being maintained as a part of this development.
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.	As previously noted, the proposed restaurant meets all the requirements of the General Commercial District and, as such, no Exceptions are being requested as a part of this Final Planned Development. As such, staff recommends that the request for a Final Planned Development to allow development of a restaurant on the property be approved.

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-1.1A	<u>Compact Growth</u> : The proposed restaurant will continue the development of remaining outlots within the Rushmore Crossing commercial development, utilizing existing infrastructure within established City Limits.
 A Vibrant, Livable Community	
LC-3.1C	<u>Compatible Infill and Redevelopment</u> : The requested restaurant will add to the continuing development of the Rushmore Crossing commercial development.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
N/A	N/A
 Economic Stability and Growth	
EC-2.1B	<u>Targeted Regional Retail</u> : The proposed restaurant is located adjacent to Interstate 90, in an area between Haines Avenue and Elk Vale Road, targeted for development of well-connected retail areas clustered to encourage shoppers to visit multiple location per trip. The Rushmore Crossing commercial development helps to encourage this type of targeted development.
 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):	Mixed Use Commercial, Regional Activity Center
Design Standards:	
GPD-MU1	<u>Relationship of Uses</u> : Development within the Rushmore Crossing commercial development concentrates activity generating uses, including restaurants, near a key intersection and planned transit stop, increasing visibility and promoting pedestrian activity.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood
Neighborhood Goal/Policy:	
NR-NA1.1A	<u>Regional Activity Center</u> : The proposed restaurant encourages ongoing development within the Rushmore Crossing shopping center 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:	
•	The applicant is proposing to develop the property with a Panera Bread restaurant. All setback, building height, lot density, parking, and landscaping requirements are being met as a part of this request.
•	The proposed restaurant is an infill development in a Regional Activity Center, spurring pedestrian-centric, activity-generating uses within a high visibility commercial corridor of the region.

Staff recommends that the requested Final Planned Development be approved with the following stipulation:	
1.	Prior to issuance of a building permit, the applicant shall provide an access agreement for the water shutoff valve for the proposed domestic water service and fire service lines as necessary. The applicant shall provide documentation for the ownership and maintenance responsibilities of all common open space, stormwater and water quality facilities, and shared accesses as necessary. In addition, stormwater quality calculations in compliance with the Stormwater Quality Manual and Stormceptor sizing criteria and calculations shall be provided.
2.	This requested Final Planned Development shall allow for development of a restaurant on the property. All requirements of the General Commercial District shall be maintained unless specifically stipulated as a part of a subsequent Major Amendment. All uses permitted in the General Commercial District shall be permitted. All conditional uses in the General Commercial District shall require the review and approval of a Major Amendment to the Planned Development.