



Rapid City Planning Commission

Major Amendment to a Planned Development Project

Report

December 10, 2015

Applicant Request(s)
Case # 15PD043 – Major Amendment to a Planned Development to allow an office complex
Companion Case(s) N/A

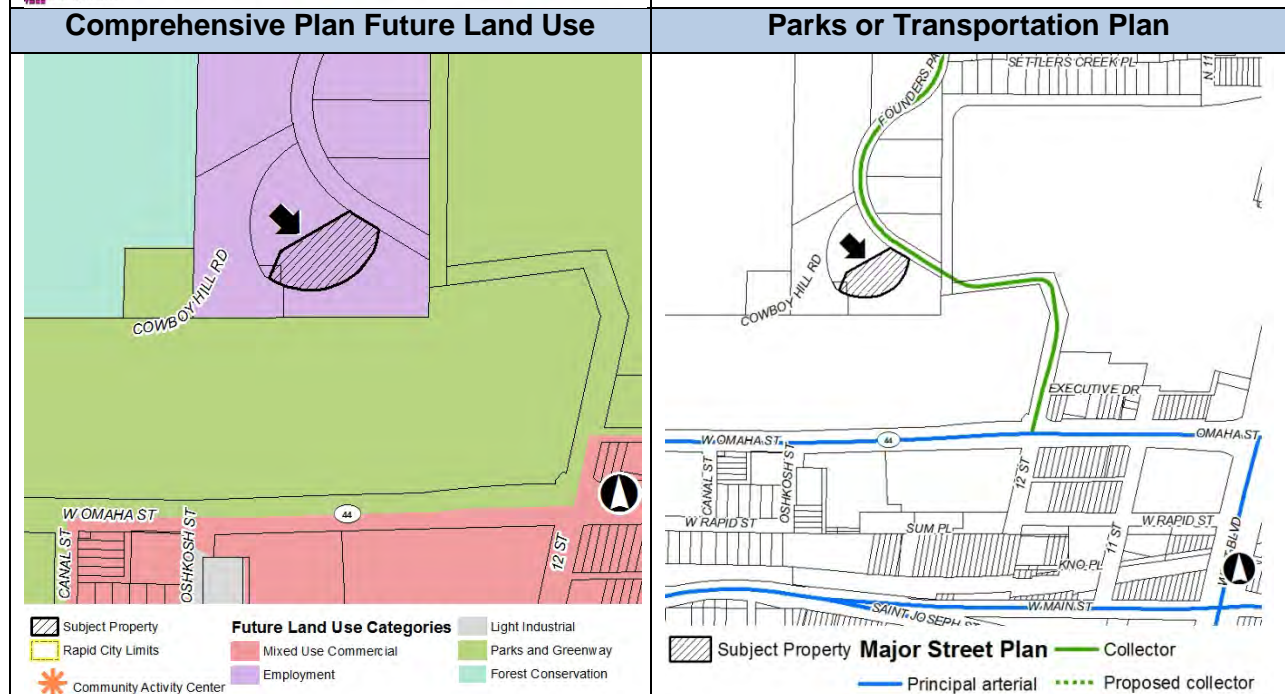
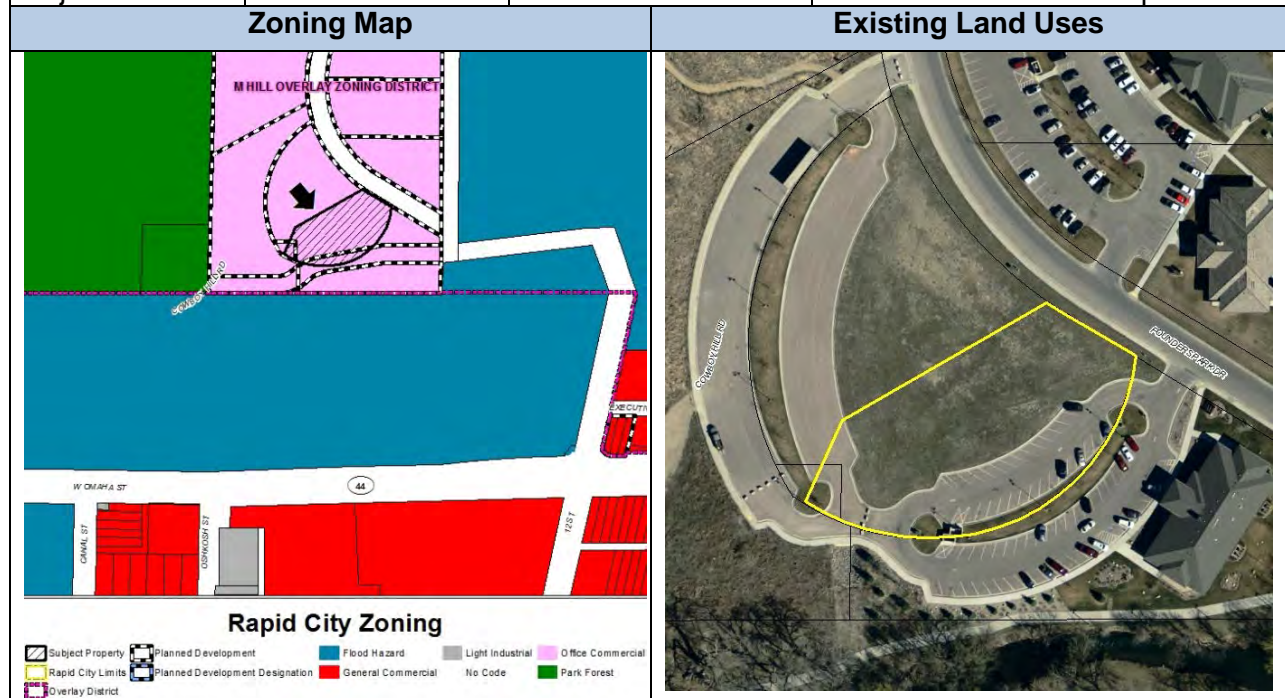
Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below.

Project Summary Brief
<p>The applicant has submitted a Major Amendment to a Planned Development to allow an office complex. In particular, the applicant is proposing to construct a 7,000 square foot office building. The applicant has indicated that the property will be subdivided into three future lots and the structure will be located on a lot approximately 45,241 square feet in size. The applicant is not requesting any Exceptions to the underlying zoning district.</p>

Applicant Information	Development Review Team Contacts
Applicant: Fisk Land Surveying & Consulting Engineers, Inc for Founders Park LLC	Planner: Fletcher Lacock
Property Owner: Founders Park LLC	Engineer: Nicole Lecy
Architect: BHAR	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 880 feet northwest of the intersection of Founders Park Drive and West Omaha Street
Neighborhood	North Rapid
Subdivision	Section 35, T2N, R7E
Land Area	45,241 square feet
Existing Buildings	Void of structural development / parking lot is existing
Topography	Relatively flat
Access	Founders Park Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year floodplain

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PD	EC	Void of structural development
Adjacent North	OC-PD	EC	Void of structural development
Adjacent South	OC-PD	EC	One-story office building
Adjacent East	OC-PD	EC	One-story office building
Adjacent West	OC-PD	EC	Void of structural development










Relevant Case History			
Case/File#	Date	Request	Action
10PD001	02/04/2010	Major Amendment to a Planned Development	Approved with stipulations
10PD001C	11/24/2015	Minimal Amendment to a Planned Development to reduce the minimum required front yard setback from 25 feet to 20.5 feet	Approved
Relevant Zoning District Regulations			
Office Commercial District		Required	Proposed
Lot Area		N/A	45,241 square feet
Lot Width		N/A	Approximately 100 feet
Maximum Building Heights		3 stories or 35 feet	One story
Maximum Density		35%	15.4%
Minimum Building Setback:			
• Front		25 feet	25.5 feet
• Rear		8 feet or 12 feet	25 feet
• Side		8 feet or 12 feet	55 feet
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		38,241	47,700
• # of landscape islands		N/A	Parking is existing
Minimum Parking Requirements:			
• # of parking spaces		35	36
• # of ADA spaces		2	2
Signage		Two square feet for every linear square foot of frontage	No signage proposed
Fencing		N/A	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 for an Final Planned Development Overlay:	
Criteria	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 45,241 square feet of land zoned Office Commercial District with a Planned Development. The applicant is proposing to construct an office building approximately 7,000 square feet in size. The applicant is not requesting any Exceptions. In addition, the property is located in the Federally designated 100-year floodplain and the applicant has obtained a Floodplain Development Permit.
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 construct an office building and is not requesting any Exceptions from the underlying zoning district. The applicant has indicated that the property will be subdivided in the future. Founders Park Drive is identified as a Collector Street on the City's Major Street Plan requiring a right-of-way width of 68 feet. The Founders Park Drive right-of-way is currently 59 feet wide. An additional 4.5 feet of right-of-way must be dedicated when the property is subdivided. On November 24, 2015 a Minimal Amendment to a Planned Development was

	approved to reduce the minimum required front yard setback for any proposed structures from 25 feet to 20.5 feet on the subject property.
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 is not requesting any Exceptions from the requirements of the underlying zoning district.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The property is zoned Office Commercial District with a Planned Development. A Major Amendment to the Planned Development is required because the previously approved development plan was changed. The applicant is not requesting any Exceptions.
5. Any adverse impacts will be reasonably mitigated:	The property is located in the Federally designated 100-year floodplain. The applicant has obtained a Floodplain Development Permit for the proposed office building.
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 noted above, no Exceptions are being requested. The property is located in a Planned Development and a Major Amendment must be obtained prior to issuance of a Building Permit.

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-1.2A	Priority Infill Areas: The proposed office building is located adjacent to the downtown core in an area with existing public infrastructure and streets.
 A Vibrant, Livable Community	
LC-1.1E	Context-Sensitive Design: The applicant has submitted a sample elevation showing that the proposed office building will be similar in design to adjacent buildings.
LC-3.1C	Compatible Infill and Redevelopment: The proposed office building is located in an area with existing infrastructure including parking.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Founders Park Drive is identified as a Collector Street on the City's Major Street Plan requiring a right-of-way width of 68 feet. Currently, the right-of-way width is 59 feet. The applicant is aware that future subdivision of the property will require that an additional 4.5 feet of right-of-way

	be dedicated for the roadway. A Minimal Amendment to the Planned Development was previously approved to reduce the minimum required front yard setback from Founders Park Drive when 4.5 feet of right-of-way is dedicated.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed office building supports the development and growth of an existing employment center.
	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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Employment Center
Design Standards:	
N/A	Office buildings compatible with existing development is promoted in this district. The proposed 7,000 square foot office building is part of a phased office complex development.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid
Neighborhood Goal/Policy:	
NR-NA1.1E	Parks and Greenways: The subject property is located north of the Founders Park greenway and is also located in the Federally designated 100-year floodplain. The applicant has obtained a Floodplain Development Permit for the proposed office building.

Findings	
Staff has reviewed the Major Amendment to the Planned Development to allow an office complex pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed office building is located in an area designated for Employment and is part of a phased office development with more phases planned in the future. The applicant has obtained a Floodplain Development Permit for the proposed structure and is not requesting any Exceptions.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development to allow an office complex be approved with the following stipulations:	
1.	The Major Amendment to a Planned Development shall allow for an office building. Permitted uses within the Office Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the

	review and approval of a Major Amendment to the Planned Development.
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