



Rapid City Planning Commission

Planned Development Project Report

December 10, 2015

Applicant Request(s)
Case # 15UR024, a Conditional Use Permit to allow an on-sale liquor establishment as an accessory to an existing salon
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the requested Conditional Use Permit to allow an on-sale liquor establishment as an accessory use to an existing salon be approved.

Project Summary Brief	
The applicant has submitted this request for a Conditional Use Permit to allow an on-sale liquor establishment as an accessory to an existing salon be approved. The existing Best Little Hair House in the Black Hills is requesting to sell and serve beer and wine as a part of the services provided for the existing salon. The business is located at 526 6 th Street, in the Central Business District. The requested on-sale liquor use is for the existing suite only, and no expansions or additions to the existing business are being proposed as a part of this request. The submitted operation plans states that the existing facilities can accommodate a maximum of 17 stylists, typically operating between 8:00 am and 8:00 pm on Monday through Thursday and 7:00 am to 5:00 pm Friday and Saturday. The business is closed on Sunday.	
Applicant Information	Development Review Team Contacts
Applicant: Tina Fletcher, Best Little Hair House in the Black Hills.	Planner: Robert Laroco
Property Owner: Duhamel Company	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	526 6 th Street, east of 6 th Street between Saint Joseph Street and Main Street
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Original Township of Rapid City
Land Area	0.62 ares (Suite size approximately 2,306 sq ft)
Existing Buildings	Existing mixed use commercial building with 100% lot coverage
Topography	Level
Access	6 th Street and Saint Joseph Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	Building is a contributing historic structure in the Downtown Historic District.

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	CBD	Downtown	Existing commercial retail and services
Adjacent North	CBD	Downtown	Existing commercial retail and services
Adjacent South	CBD	Public/Quasi-Public	Existing public parking
Adjacent East	CBD	Downtown	Existing commercial retail and services
Adjacent West	CBD	Downtown	Existing hotel







Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Central Business District	Required	Proposed	
Lot Area	No minimum required	0.62 acres, approximately 2,306 sq ft in suite	
Lot Frontage	No minimum required	Approximately 320 ft	
Maximum Building Heights	No maximum identified	N/A, less than 6 stories	
Maximum Density	100%	Unknown, less than 100%	
Minimum Building Setback:			
• Front	0 ft	0 ft	
• Rear	0 ft	0 ft	
• Side	0 ft	0 ft	
• Street Side	0 ft	0 ft	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Per RCMC	No changes proposed	
Fencing	Per RCMC	None proposed.	




Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.52.030.E of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Conditional Use Permit:	
	Findings
1. The location, character, and natural features of the property;	The property is comprised of 0.62 acres located in a densely developed, commercially zoned neighborhood. The property is level.
2. The location, character, and design of adjacent buildings;	Property to the north, east and west is densely developed with a variety of commercial, retail, and services. Property to the south is developed with a public parking lot.
3. Proposed fencing, screening, and landscaping;	No additional or altered fencing, screening, and landscaping is proposed.
4. Proposed vegetations, topography, and natural drainage;	No additional vegetation or alteration of topography or natural drainage is proposed.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons;	Off-street parking is not required within the Central Business District. On-street parking is located adjacent to the building and a public parking lot is located south of the property. Minimum 10 foot wide sidewalks abut the property along both 6 th Street and Saint Joseph Street.
6. Existing traffic and traffic to be generated by the proposed use;	Transportation Planning staff has noted that the proposed on-sale liquor establishment does not impact the existing transportation network in the area. Saint Joseph Street is an identified principal arterial street on the City's Major Street Plan, capable of accommodating heavy volumes of residential, commercial, and industrial traffic.

7. Proposed signs and lighting;	No changes to the existing signage and lighting is being proposed as a part of this request.
8. The availability of public utilities and services;	The site is serviced by Rapid City water and sewer. Public Works staff has not noted any utility capacity issues for the proposed on-sale liquor use.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein;	The Rapid City Comprehensive Plan notes that the property is designated for downtown development and is located within a Regional Activity Center and in proximity to revitalization corridors located on Main Street and Saint Joseph Street. The downtown and Regional Activity Centers are seen as appropriate for activity-generating, pedestrian-oriented uses including on-sale liquor establishments. The proposed on-sale liquor establishments is in compliance with the adopted Comprehensive Plan and the purpose of the Ordinance.
10. The overall density, yard, height, and other requirements of the zone in which it is located;	The existing structures on the site meet all requirements with regard to setbacks, building height, lot coverage, parking, and landscaping.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks, and orientation;	The requested on-sale liquor establishment will operate as an accessory to the existing salon and will not function as a typical bar. The use will be for clientele of the Best Little Hair House and will not generate additional traffic, noise, odor, dust, air pollution, or water pollution. This Conditional Use Permit will serve as the tool to ensure that future potential impacts of this use are mitigated to the greatest extent possible.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses.	As previously noted, the Planning Commission has previously determined that the Central Business District is the appropriate location for on-sale liquor establishments. In addition, the proposed on-sale liquor establishment will operate as an accessory to the existing salon, and will not function as a bar. The on-sale liquor use is for the existing salon use only, and should not generate additional traffic. The Conditional Use Permit will serve as the tool to ensure that potential impacts associated with this on-sale liquor establishment are adequately addressed.
Pursuant to Section 17.50.185 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for an on-sale liquor establishment:	
	Findings
1. The requested use will not adversely affect the use of any place used for religious worship, school, park, playground, or similar use within a 500-foot radius:	Catholic Social Services is located approximately 500 feet to the south of the salon. Trinity Lutheran Church is located approximately 550-600 feet to the southeast of the salon. As previously noted, the Central Business District is comprised of a wide variety of uses. The Planning Commission has determined in the past that the Central Business District is the appropriate location for on-sale liquor establishments, especially when operated in conjunction with another primary use. It does not appear that the requested use will adversely affect the use of any place of religious worship, school, park, or playground within a 500 foot radius of the property.
2. The requested use is sufficiently buffered with regard to	There are no residentially zoned properties located within 500 feet of the subject property. It should be noted that the

residential areas so as not to adversely affect the areas:	Central Business District does allow residential uses to be located above the ground floor. However, the Planning Commission has determined in the past that the Central Business District is the appropriate location for on-sale liquor establishments, especially when operated in conjunction with another primary use. The requested use is sufficiently buffered with regard to residentially zoned area.
3. The proposed use will not create an undue concentration of similar uses, so as to cause blight, deterioration, or substantially diminish or impair property values:	There are a number of on-sale liquor establishments located in proximity to the subject property, including Tally's Silver Spoon adjacent to the south, and the Alex Johnson Hotel located to the west across 6 th Street. As previously noted, the Planning Commission has determined in the past that the Central Business District is the appropriate location for on-sale liquor establishments, especially when operated in conjunction with another, primary use. Based on its location within the Central Business District, the proposed on-sale liquor establishment in conjunction with a salon does not create an undue concentration of similar uses and does not cause blight, deterioration, or substantially diminish or impair property values.
4. The proposed use complies with the standards of Chapters 5.12 and 17.54.030 of the Rapid City Municipal Code:	As noted above, the requested on-sale liquor establishment complies with all the requirements for a conditional use. A liquor license must be obtained for the operator of the establishment prior to commencement of the use on the property.

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	<u>Priority Activity Centers for Reinvestment</u> : A primary Downtown Regional Activity Center objective is to expand the variety of uses within the Center while retaining the character of the buildings.
 A Vibrant, Livable Community	
LC-4.1B	<u>Diverse Mix of Uses</u> : The proposed on-sale liquor establishment in conjunction with the existing salon will add to the mix of commercial, retail, service, and residential uses desirable in the downtown and in surrounding neighborhoods.
 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-1.3A	<u>Local Business Support:</u> The requested Conditional Use Permit will continue to encourage the creation and expansion of local businesses. The Best Little Hair House in the Black Hills is a local business which has been located within the Central Business District for a number of years.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities:</u> The Conditional Use Permit 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 Conditional Use Permit.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Downtown, Regional Activity Center
Design Standards:	
GDP-MU1	<u>Relationship of Uses:</u> The requested Conditional Use Permit encourages the concentration of activity-generating uses near transit stops such as the Rapid City Bus Depot, as well as public spaces, such as Main Street Square, both located approximately one block north of the existing salon.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive Neighborhood
Neighborhood Goal/Policy:	
DSD-NA1.1C	<u>Mixed-Use Development:</u> The requested Conditional Use Permit will encourage mixed-uses within the Central Business District.

The Development Review Team Recommends that the request for a Conditional Use Permit to allow conversion of an existing billboard into a digital message center be approved for the following reasons:	
•	The requested Conditional Use Permit is to allow an on-sale liquor establishment to be developed as an accessory use to the existing Best Little Hair House in the Black Hills. Based on the operation plan submitted, the facility will not function as a bar, and the sale/service of beer and wine only will be an accessory use to the primary salon.
•	The Best Little Hair House is located within the Central Business District, which does not require that off-street parking or landscaping be provided. The requested use meets all minimum requirements of the Rapid City Municipal Code.
•	The Best Little Hair House is a local business located in an area where a mix of commercial, activity-generating, pedestrian-oriented uses is desirable. The proposed on-sale liquor use will encourage more of these types of high-intensity commercial activities in the area.

Staff recommends that the requested Conditional Use Permit be approved with the following stipulation:	
1.	The requested Conditional Use Permit shall allow an on-sale liquor establishment for the sale and service of beer and wine only as an accessory to the existing salon. Any

	change in use which continues the sale and service of alcohol shall require a Major Amendment to the Conditional Use Permit. Uses permitted in the Central Business District shall be permitted. All conditional uses in the Central Business District shall require the review and approval of a Major Amendment to the Conditional Use Permit.
--	--