



Rapid City Planning Commission

Planned Development Project Report

January 7, 2016

Applicant Request(s)
Case # 15PD045; a Major Amendment to the Planned Development to allow a reduction in the required amount of off-street parking
Companion Case(s) #: N/A

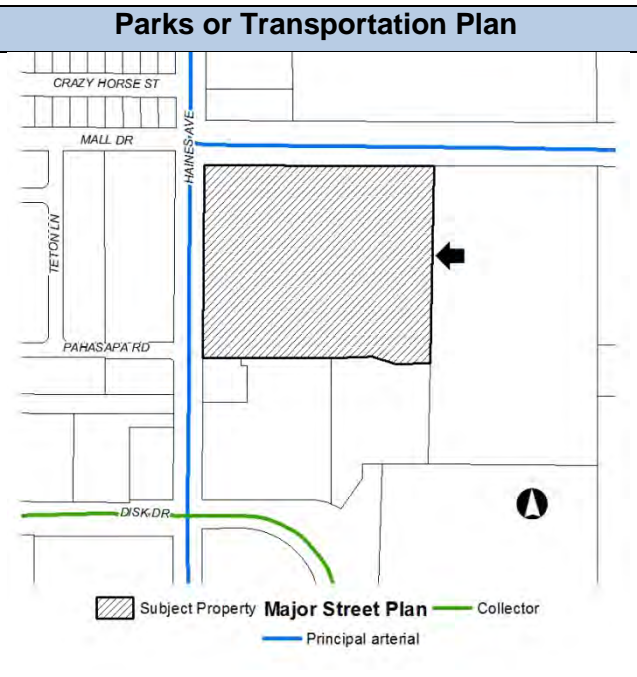
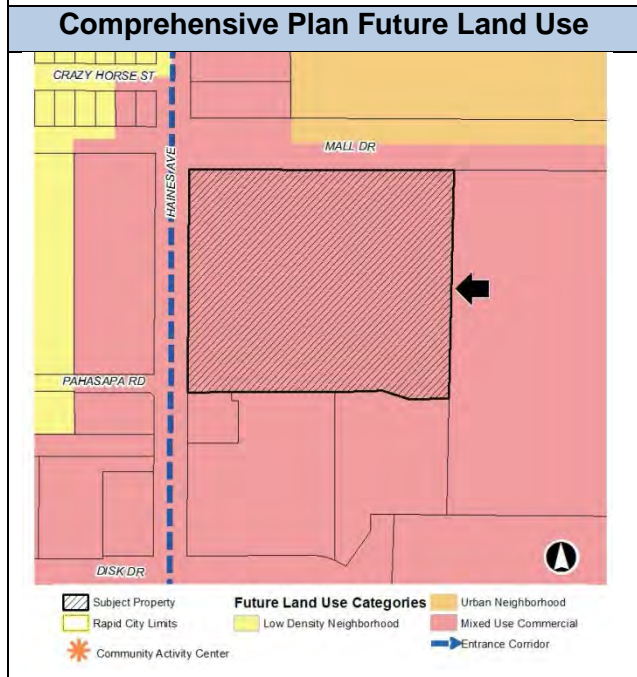
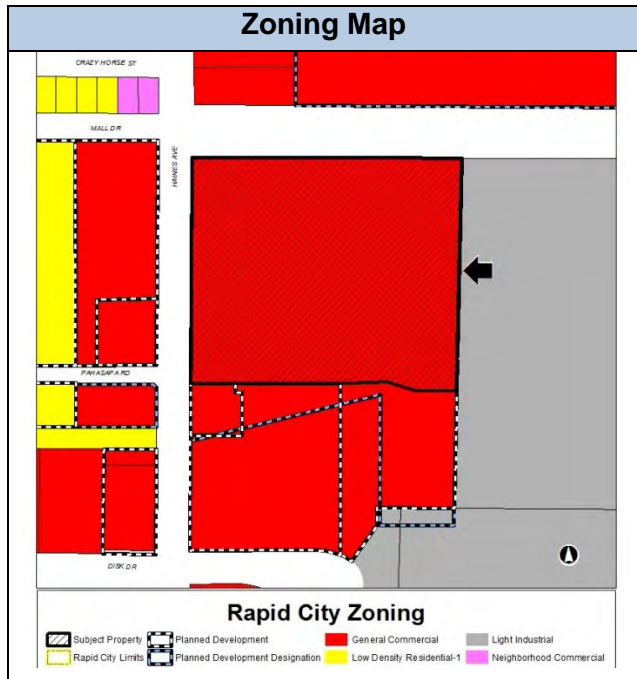
Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to the Planned Development to allow a reduction in the required amount of off-street parking be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a request for a Major Amendment to the Planned Development to reduce the required amount of off-street parking for the existing Lowe's Home Center. Currently a large retaining wall is located on the western and southern portions of the existing property and are a part of the design for the existing parking lot. The retaining walls are beginning to fail and the applicant is proposing to redesign the parking lot to remove the majority of all the retaining walls and instead grade the lot between the roadway and parking lot. In order to allow the revised layout of the parking lot, the applicant is requesting to reduce the required amount of parking provided on the site from 551 parking spaces to 460 parking spaces, an approximate 16.5 percent reduction in parking.

Applicant Information	Development Review Team Contacts
Applicant: Lowe's Home Centers, LLC	Planner: Robert Laroco
Property Owner: Lowe's Home Centers, LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: Todd Butler, Ozark Civil Engineering	School District: Janet Kaiser
Surveyor: Freeland & Associates, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett



Subject Property Information	
Address/Location	2550 Haines Avenue
Neighborhood	North Rapid Neighborhood
Subdivision	Lowe's Subdivision
Land Area	11.957 acres, approximately 520,847 square feet
Existing Buildings	Existing home improvement store
Topography	Sloping gently uphill from west to east across the lot
Access	Haines Avenue
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, Gateway corridor	Existing Home Improvement Store
Adjacent North	GC, GC/PDD	MUC, UN, Gateway corridor	No structural development
Adjacent South	GC/PD	MUC, Gateway Corridor	Electronics retail
Adjacent East	LI	MUC, Gateway corridor, Regional Activity Center	No structural development
Adjacent West	GC/PD	MUC Gateway Corridor	Furniture retail



Relevant Case History			
Case/File#	Date	Request	Action
01PD050	12/17/01	Initial and Final Planned Commercial Development	City Council approved w/ stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed/Existing
Lot Area		No minimum required	11.957 acres, approximately 520,847 ft
Lot Frontage		No minimum required	Approximately 1,450 ft
Maximum Building Heights		4 stories, 45 ft	Unknown, N/A
Maximum Density		75%	27.78%
Minimum Building Setback:			
• Front		25 ft	> 100 ft
• Rear		30 ft	Approximately 65 ft.
• Side		0 ft/0 ft	N/A
• Street Side		25 ft.	35 ft
Minimum Landscape Requirements:			
• # of landscape points		249,852 (per approved PD)	Unknown
• # of landscape islands		11	17
Minimum Parking Requirements:			
• # of parking spaces		551	460 (16.5% reduction)
• # of ADA spaces		11	14
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 11.957 acres zoned General Commercial District with a Planned Development. Western portions of the property adjacent to Haines Avenue are approximately 10 feet higher than the Haines Avenue roadway. The existing parking lot and the adjacent roadway are currently separated with a retaining wall located along the western and southern portions of the property. The integrity of the retaining wall is beginning to fail and, as such, the applicant is proposing to remove the existing retaining wall and some parking spaces in order to regrade the parking lot and eliminate portions of the retaining walls. There are existing topographical restraints on the property which necessitate the requested reduction in parking.		
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	Based on the square footage of the existing Lowe's store, the originally approved Initial and Final Planned Development stipulated a minimum of 551 parking spaces be provided. The revisions to the site necessitated by the failing retaining wall will result in an overall reduction in parking from 551 spaces to 460, or 91 total spaces. The reconfiguration of the site requires that large portions of the existing parking lot be regraded in order to create a site		

	<p>which does not require a retaining wall along the western property line. As such, the available area to provide off-street parking is reduced. It appears that the application of the parking regulations to this particular piece of property, in combination with the unique features of the property, creates a practical difficulty which limits the provision of off-street parking on the site.</p>
<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 reduction in parking from 551 parking spaces to 460 parking spaces. The applicant has noted that demand for off-street parking spaces at the existing Lowe's rarely, if ever, has exceeded supply. The applicant notes that 460 parking spaces suffices to service customers and employees.</p> <p>Staff has noted that portions of the existing parking lot are currently being utilized as storage and show area for large items for sale at Lowe's. The applicant should note that the use of the existing parking lot for storage and display is not an approved use in the originally approved Initial and Final Planned Development and is not being permitted as a part of this request. Items currently being stored or on display in the parking lot must be removed.</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 alter the existing site in order to provide a safer, better designed development for the future. In order to accomplish this goal, the applicant has requested this Major Amendment to the Planned Development which includes a request to reduce the required amount of parking on the site. A literal interpretation of this chapter 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>The applicant has indicated that the required 551 parking spaces exceeds the demand for parking at Lowe's. Since the approval of the Lowe's in 2001, City staff is unaware of any complaints or concerns with parking at the site. In the past the applicant has had to repair the existing retaining wall in order to ensure safe, accessible parking for the site. The requested revisions to the site and associated request to reduce the parking will result in a safer parking lot without creating a larger demand for parking spaces. Any adverse impacts of the requested Major Amendment are being reasonable 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 reduction in parking will allow the existing parking lot to be reconfigured to provide a safer, better designed parking lot. The requested Exception will facilitate an alternate design which reasonably achieves the goals and standards of the Zoning Ordinance.</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
N/A	N/A
	A Vibrant, Livable Community
LC-1.3A	<u>Gateway and Entrance Corridor Standards:</u> Haines Avenue north of Interstate 90 is an identified high-growth area and gateway corridor to the community where standards for development should be established to create a positive image of the community. Replacement of the existing, failing retaining wall with a better design will help to establish this positive image.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	N/A
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities:</u> The Major Amendment to the 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 Major Amendment.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial, Entrance Corridor
Design Standards:	
GDP-MU7	<u>Rehabilitation of Existing Activity Centers and Corridors:</u> The requested alteration of the site layout will enhance the character and function of the existing Lowe's Home Center.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood
Neighborhood Goal/Policy:	
NR-	<u>Entrance Corridor:</u> The revised site layout will enhance the existing Haines

NA1.1C	Avenue Entrance Corridor by improving the safety and design of a major retail business located within the corridor.
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The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:	
•	The applicant has requested a reduction in the required amount of off-street parking from 551 parking spaces to 460 parking spaces. The requested reduction in parking will allow the applicant to reconstruct the parking lot to eliminate the majority of the existing retaining wall on the property, which is currently failing. The revised layout of the site largely eliminates the retaining walls in favor of a graded slope from street level to the parking lot along the western and southern edges of the existing parking. A much smaller retaining wall will still be required along a portion of the southern edge of the parking lot.
•	The requested reduction in parking will result in a safer and better designed parking lot for the existing Lowe's. The applicant has noted that the existing parking approved as a part of the originally approved Planned Development is excessive based on the actual use of the site. Staff is not aware of any concerns identified with the amount of parking on the property.

Staff recommends that the requested Final Planned Development be approved with the following stipulation:	
1.	All stipulations of the previously approved Initial and Final Planned Development are hereby acknowledged.
2.	The requested Exception to reduce the required amount of parking from 551 spaces to 460 parking spaces is hereby granted. All parking shall comply with the requirements of the Rapid City Parking Ordinance.
3.	Prior to issuance of a building permit, revised plans shall be submitted which show that the minimum required amount of landscaping is still being provided as a part of the new parking lot design. All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Landscaping Ordinance.
4.	Prior to issuance of a certificate of completion, all display and storage currently located within the existing and proposed parking lot shall be removed. Outdoor display and/or storage which is located within identified parking areas shall require a Major Amendment to the Planned Development.
5.	This Major Amendment to the Planned Development shall allow for a reduction in the required amount of off-street parking in order to provide a revised parking lot design at the existing Lowe's. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of the previously approved Initial and Final Planned Development, this Major Amendment, or a subsequent Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses in the General Commercial District shall require a Major Amendment to the Planned Development.