



Rapid City Planning Commission

Planned Development Project Report

March 10, 2016

Applicant Request(s)
Case # 16PD004, an Initial and Planned Development to allow a park
Companion Case(s) #: N/A

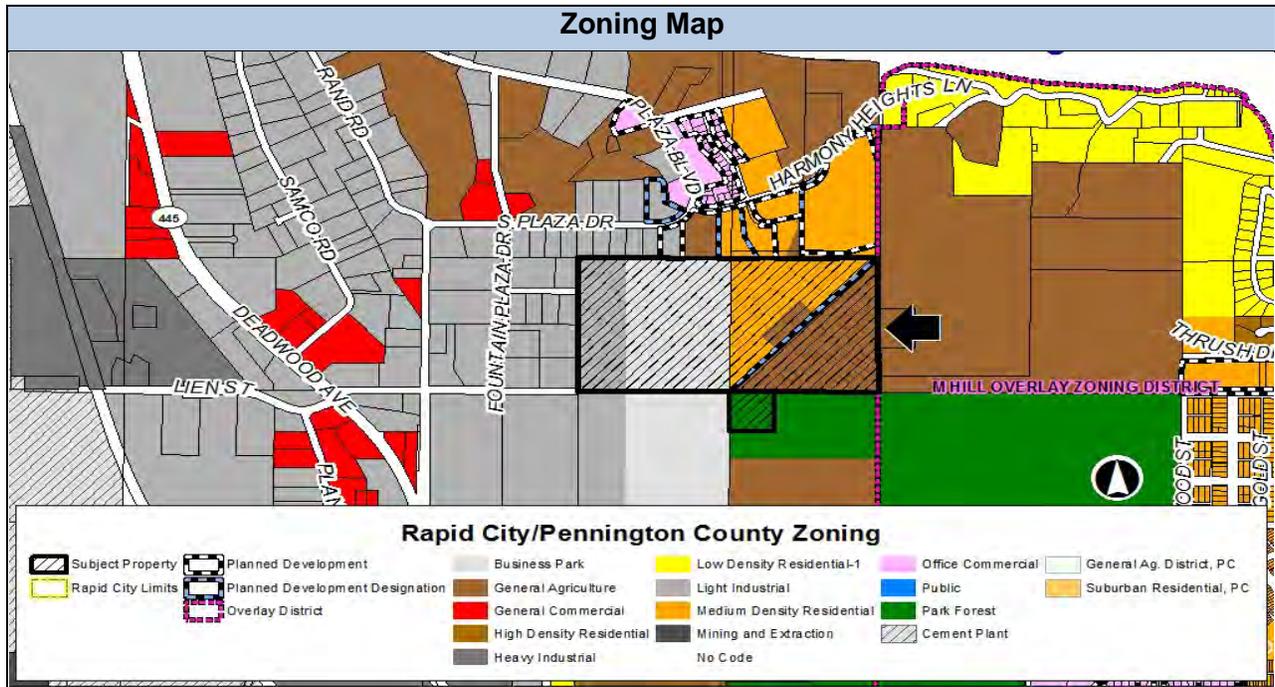
Development Review Team Recommendation(s)
The Development Review Team recommends that the Initial and Final Planned Development to allow a park be approved with the stipulation noted below.

Project Summary Brief
The applicant has submitted an Initial and Final Planned Development to allow development of a parking lot, trail, and sculpture park to be located on 3 properties totaling 84 acres with a mix of zoning designations. The applicant is proposing a private parking lot and trailhead at the eastern terminus of Commerce Road on property zoned Light Industrial District. The trail is less than a mile long, crossing property zoned Light Industrial District, Business Park District, Medium Density Residential District, and General Agriculture District. On the hilltop, zoned General Agriculture District, the applicant is proposing to construct a series of 24 foot tall, granite and titanium sculptures on which patrons may have dedication plaques installed. At this time, it appears that the park will only be open on Saturdays from 9:00 am to 1:00 pm. Access to the parking, trailhead, and sculptures will be controlled. The location of the sculptures is within an existing Planned Development Designation (File #05PD007), requiring that a Final Planned Development be approved for the site.

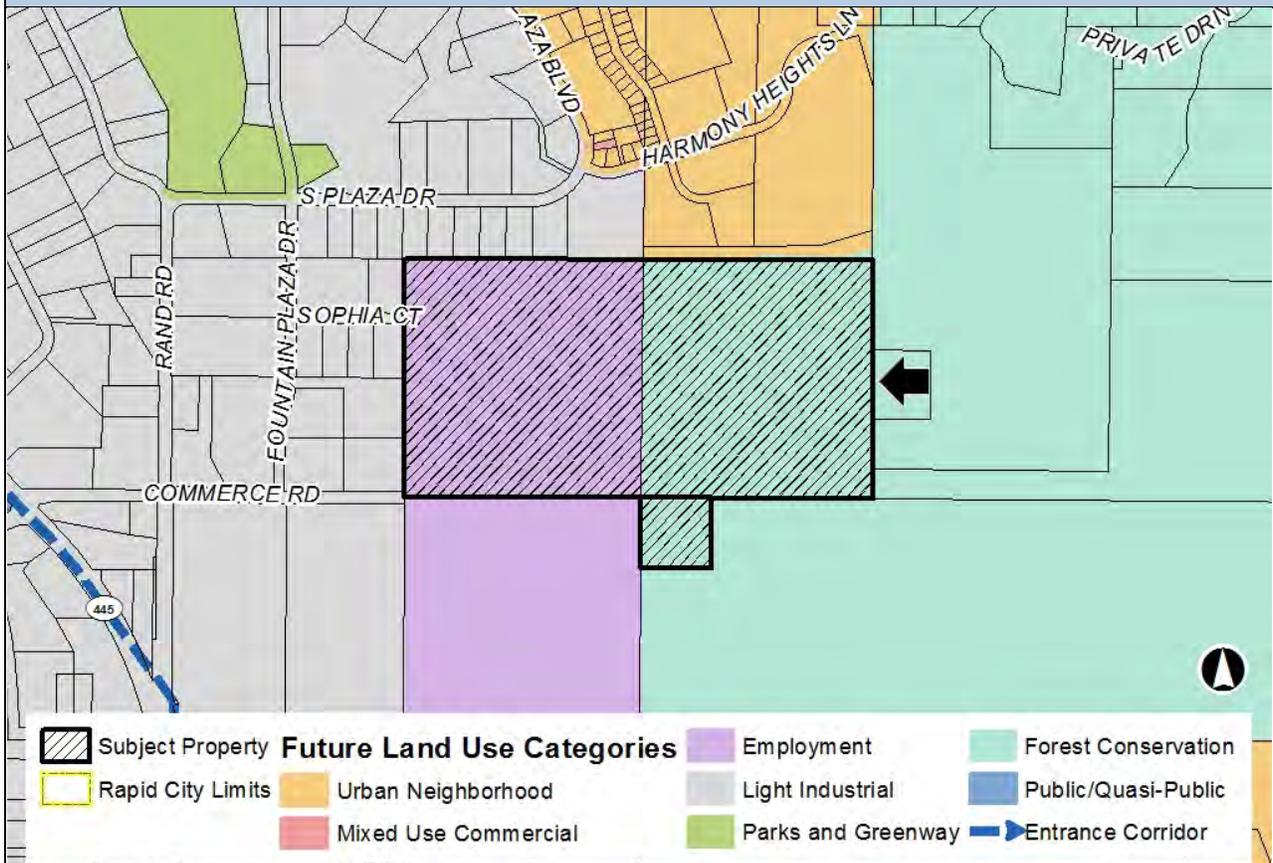
Development Review Team Contacts	
Applicant: Bailey Associates, Inc.	Planner: Robert Laroco
Property Owner: Bailey Associates, Inc.	Engineer: Dan Kools
Architect: Schlimgen Design	Fire District: Tim Behlings
Engineer: Renner and Associates, LLC	School District: Janet Kaiser
Surveyor: Renner and Associates, LLC	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Beginning east of the eastern terminus of Commerce Road
Neighborhood	Deadwood Avenue Neighborhood.
Subdivision	Sections 26 and 35, T2N, R7E
Land Area	Approximately 84 acres
Existing Buildings	No structural development
Topography	Very hilly.
Access	Commerce Road
Water Provider	Rapid City water (none proposed)
Sewer Provider	Rapid City sewer (none proposed)
Electric/Gas Provider	Black Hills Electric/ Montana Dakota Utilities
Floodplain	None identified
Other	

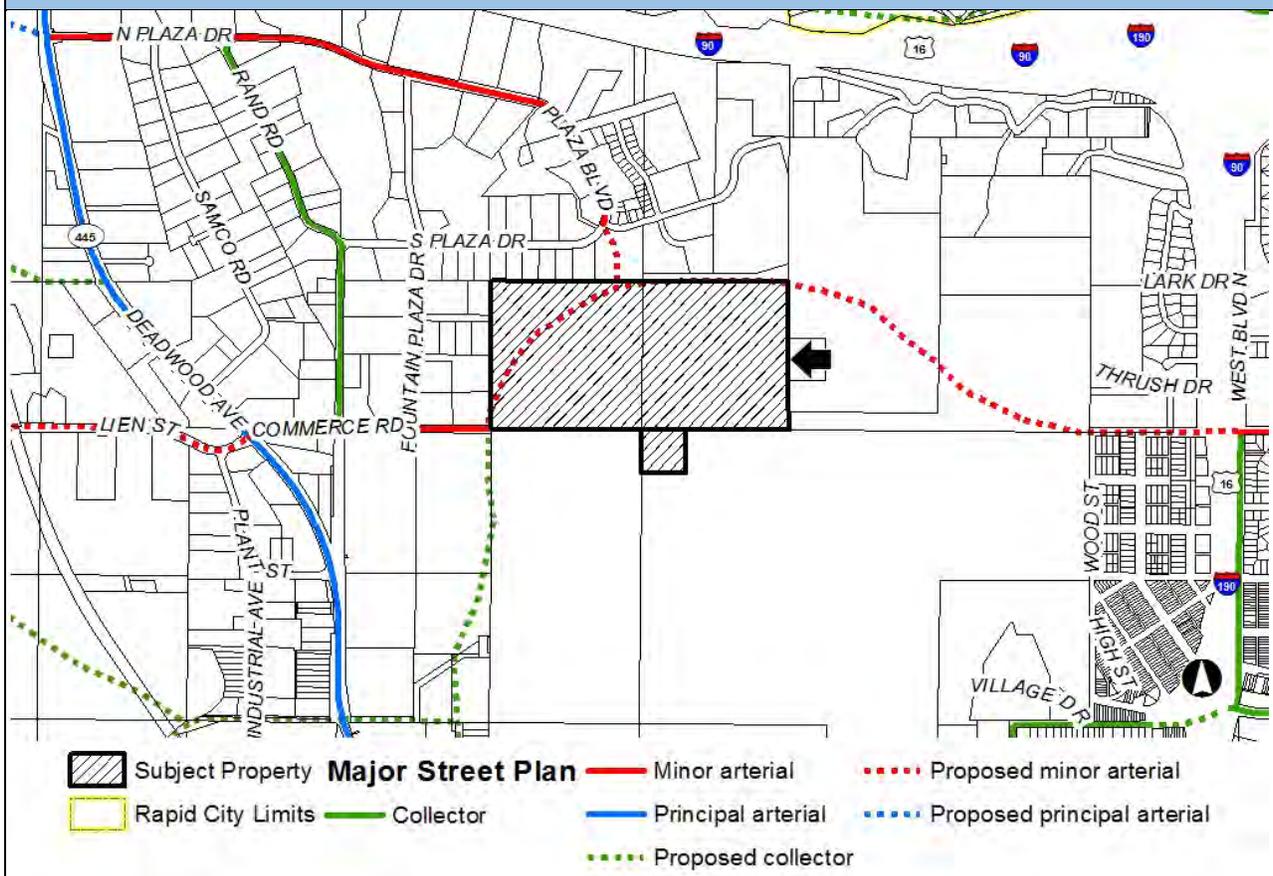
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI/PDD, BP/PDD, MDR/PDD, PF, GA/PDD. M Hill Overlay District	Employment campus, Forest Conservation	Undeveloped
Adjacent North	LI, LI/PD, GA, MDR/PDD, MDR/ PD, M Hill Overlay District	Urban Neighborhood, Light Industrial	Mixed light industrial, single-family residential, multi-family residential
Adjacent South	LI, BP, PF, M Hill Overlay District	Employment campus, Forest Conservation	Undeveloped
Adjacent East	PF, GA, M Hill Overlay District	Forest Conservation	Undeveloped
Adjacent West	LI	Light Industrial	Mixed light industrial



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
06PD061	12/18/06	Initial and Final Planned Development	CC approved w/ stipulations on appeal
05PD007	2/17/05	Planned Development Designations	Staff approved w/stipulations
Relevant Zoning District Regulations			
General Agriculture District	Required	Proposed/Existing	
Lot Area	20 acre minimum for dwellings and accessory structures.	Approximately 20 acres, GAD	
Lot Frontage	25 ft		
Maximum Building Heights	2.5 stories, 35 ft	24 ft	
Maximum Density	25%	Unknown, less than 1%	
Minimum Building Setback:			
• Front	35 ft	>100 ft	
• Rear	25 ft	>100 ft	
• Side	35 t	>100 ft	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	12	12	
• # of ADA spaces	1 van accessible	1 van accessible	
Signage	Per RCMC	3 proposed at 4' x 4' each, totally 48 sq ft, non-illuminated wooden signs	
Fencing	Per RCMC	Per RCMC, cattle panels and gates to control access to parking and trailhead	

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 applicant is proposing to develop a parking lot, trail, and sculpture park across a variety of terrains on approximately 84 acres of property. Portions of the proposed development are located on extremely hilly, forested areas. There are conditions on the property with regards to size and topography which make a Planned Development appropriate.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	There are a variety of zoning districts located across the 84 acre parcel. However, the proposed parking lot is located on property zoned Light Industrial District and is a permitted use in that district. The sculpture garden is located on property zoned General Agriculture District with a Planned Development Designation. A park is an otherwise permitted use in the General Agriculture District. The trail

	is a permitted use in all zoning districts. Based on the unique proposed use of the properties, the applicant has submitted a Planned Development request for the entire development. As such, 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 have been identified as a part of this Initial and Final Planned Development. The proposed parking lot will be paved and will provide a total of 12 parking spaces for the site. One of the proposed parking spaces will be a van accessible handicap space. Access to the parking lot will be gate-controlled and the lot will be fenced. Based on the unique use of the site, it appears that 12 parking spaces should be sufficient to meet the demands of the park.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	A literal interpretation of this chapter does not deprive the applicant of any rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	<p>Due to the unique nature of the proposed development, impacts of the proposed park should be minimal. The applicant is proposing a private, secure parking lot and private, secure access to the trailhead. Use of the facility at this time is limited to one day a week, during daytime hours. The facility will be providing its own security and monitoring features to ensure the safety of patrons. The remote location of the structures on terrain which is not readily accessible by other means will ensure that the visual impact of the proposed monuments do not create an adverse impact to the public. It is anticipated that the proposed use will create minimal traffic in the neighborhood.</p> <p>Transportation Planning has noted that the proposed parking lot will be located in close proximity to a proposed arterial street that may be constructed in the future. Prior to issuance of a building permit, revised plans must be submitted showing that the proposed parking lot is not interfering with the alignment of the proposed arterial street.</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.	This Initial and Final Planned Development is a unique proposed uses for a large, topographically challenging property. No Exceptions have been requested as a part of this Planned Development. All requirements of the Rapid City Parking Ordinance are being met and the proposed structures will meet all International Building Code criteria. As such, the proposed park is an innovative use and design which reasonably achieves the standards sought in the Zoning Ordinance.

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-1.1A	<u>Innovative Design</u> : The proposed park encourages innovative design, creativity, and flexibility of a new development within the City.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.1B	<u>Indoor and Outdoor Recreation</u> : The proposed park adds to the variety of public and privately operated recreation facilities across the community which encourages physical activity and a healthy lifestyle.
 Efficient Transportation and Infrastructure Systems	
N/A	N/A
 Economic Stability and Growth	
N/A	N/A
 Outstanding Recreational and Cultural Opportunities	
RC-1.2B	<u>Open Space and Natural Resource Conservation</u> : The proposed park is a good opportunity to preserve existing open space located on property designated for Forest Conservation and located in a topographically challenging area.
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities</u> : The Initial and Final Planned Development requires notification of surrounding property owners located within 250 feet of the subject property 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 Initial and Final Planned Development.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Employment Area, Forest Conservation
Design Standards:	
Chapter 10, page 115	<u>Forest Conservation Area Characteristics</u> : <ul style="list-style-type: none"> • Emphasis on conservation of natural beauty. • May be publicly or privately owned. • Access may be provided with designated trails or bicycle facilities. However, some areas may be left intact as visual buffers or to protect significant ridgelines visible from various areas of the community.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Deadwood Avenue Neighborhood
Neighborhood Goal/Policy:	
DA-NA1.1G	<u>Parks and Greenways</u> : The proposed park encourages the development of parks and conservation greenways in the area which support recreational opportunities for existing and future residents.

The Development Review Team Recommends that the request for an Initial and Final Planned Development be approved for the following reasons:	
•	The requested Initial and Final Planned Development is to allow for development of a park with trailhead parking, trail system and sculpture park. All uses are permitted in their respective zoning districts. No Exceptions are requested as a part of this Initial and Final Planned Development.
•	Access to the parking, trail, and sculpture park will be gate-controlled. The facility will operate on Saturdays only, between 9:00 am and 1:00pm.
•	The proposed park encourages the conservation of existing undeveloped areas as well as the creation of recreational opportunities for residents and visitors to the community.

Staff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations:	
1.	Prior to issuance of a building permit, revised plans shall be submitted showing the proposed parking lot does not interfere with the alignment of the proposed arterial street on the property;
2.	The proposed park shall operate in compliance with the applicant's submitted operations plan. Changes to the operation or operator of the park shall require a Major Amendment to the Planned Development, and;
3.	All signage shall comply with the requirements of the Rapid City Municipal Code. No Light Emitting Diode (LED) signage is being approved as a part of this Initial and Final Planned Development. The addition of LED signage on the property shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign.