



# Rapid City Planning Commission

## Initial Planned Development Project Report

March 10, 2016

<b>Applicant Request(s)</b>
Case # 16PD006 – Initial Planned Development Overlay to allow an office building
Companion Case(s) 16PL012 – Preliminary Subdivision Plan to create three lots; 16PD005 – Major Amendment to a Planned Development to allow a commercial structure with reduced setbacks

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

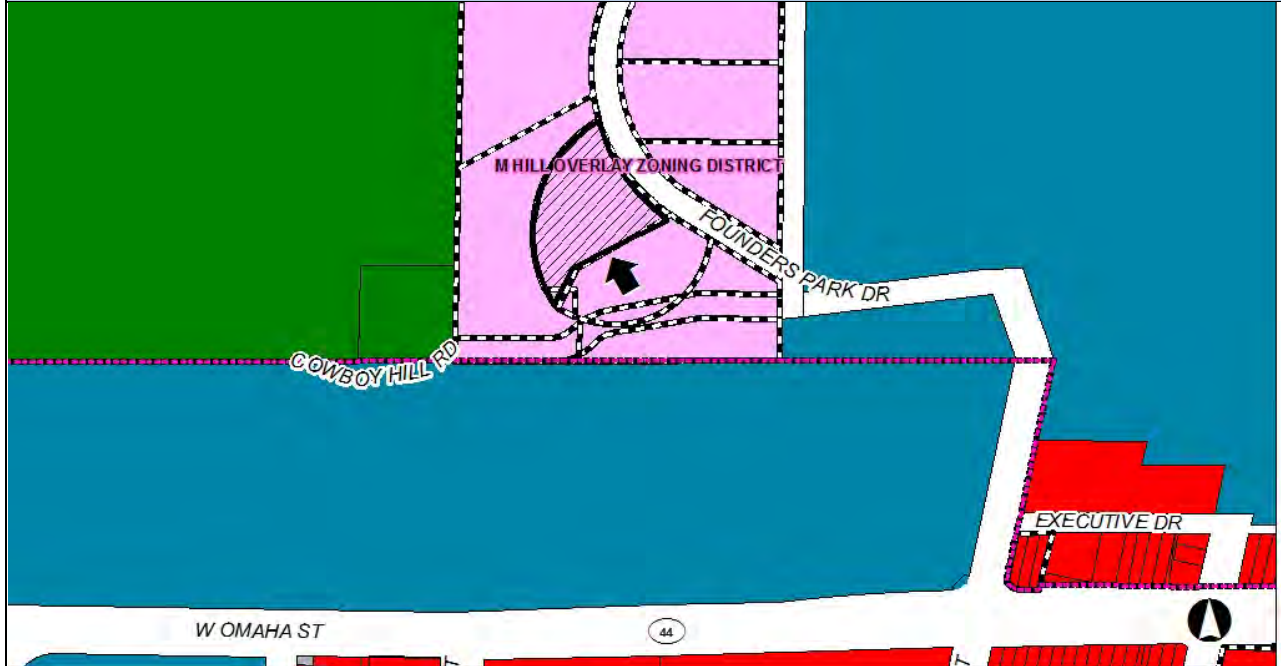
<b>Project Summary Brief</b>	
<p>The applicant has submitted an Initial Planned Development Overlay to allow an office building. In particular, the applicant is proposing to construct an office building with a building envelope of 12,318 square feet. The applicant is not requesting any additional Exceptions from the requirements of the Office Commercial District. The applicant has submitted an associated Preliminary Subdivision Plan to create three lots which includes this property. The subject property is proposed Lot 4 and will be 50,756 square feet in size. The applicant has also submitted a Major Amendment to a Planned Development for proposed Lots 5A and 5B located south of the subject property.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Founders Park LLC	Planner: Fletcher Lacock
Property Owner: Founders Park LLC	Engineer: Nicole Lecy
Architect: N/A	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

<b>Subject Property Information</b>	
Address/Location	Approximately 1,110 feet northwest of the intersection of Founders Park Drive and West Omaha Street
Neighborhood	North Rapid
Subdivision	Proposed Founders Park Subdivision
Land Area	50,756 square feet
Existing Buildings	Void of structural development / parking lot with access aisles 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

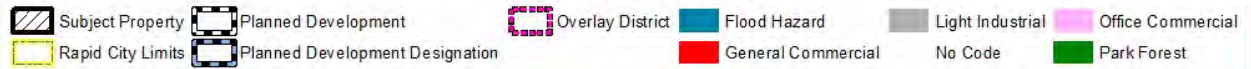
### Subject Property and Adjacent Property Designations

	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

### Zoning Map



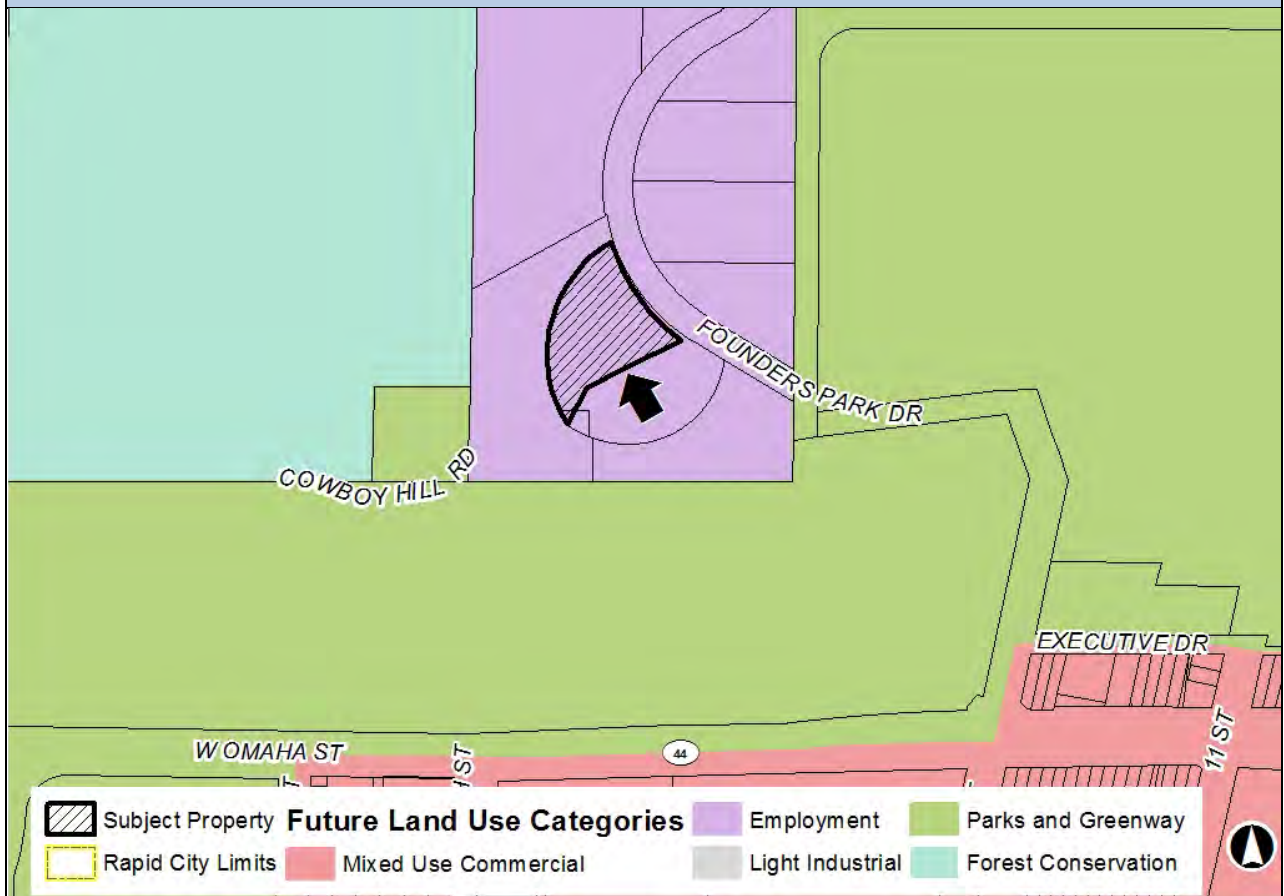
### Rapid City Zoning



### Existing Land Uses



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan









<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
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
<b>Relevant Zoning District Regulations</b>			
<b>Office Commercial District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	50,756 square feet
Lot Width		N/A	Approximately 250 feet
Maximum Building Heights		3 stories or 35 feet	One story
Maximum Density		35%	24.2%
Minimum Building Setback:			
• Front		25 feet	20.5 feet
• Rear		8 feet or 12 feet	25.5 feet
• Side		8 feet or 12 feet	80 feet
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		38,438	Submit with Final Planned Development Overlay application
• # of landscape islands		N/A	Existing parking / One island
Minimum Parking Requirements:			
• # of parking spaces		62	Existing parking
• # of ADA spaces		3	Existing parking
Signage		Two square feet for every linear square foot of frontage	No signage proposed
Fencing		N/A	None proposed




<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
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 50,756 square feet of land zoned Office Commercial District with a Planned Development. The applicant has identified a building envelope approximately 12,318 square feet in size. The applicant is not requesting any additional Exceptions. In addition, the property is located in the Federally designated 100-year floodplain requiring a Floodplain Development Permit. The applicant should be aware that a Final Planned Development Overlay application must be approved prior to issuance of a Building 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 additional Exceptions from the underlying zoning district. The applicant has also submitted a Preliminary Subdivision Plan to create three lots which includes this property. This Initial Planned Development Overlay is for proposed Lot 4 which will be 50,756 square feet in size. 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 additional 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 Final Planned Development is required because the previously approved development plan was changed.
5. Any adverse impacts will be reasonably mitigated:	The property is located in the Federally designated 100-year floodplain requiring 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 additional Exceptions are being requested. A Minimal Amendment to a Planned Development was approved on November 24, 2015 to reduce the minimum required front yard setback for any proposed structures from 25 feet to 20.5 feet on the subject property. The property is located in a Planned Development and a Final Planned Development 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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-1.2A	<b>Priority Infill Areas:</b> The proposed office building is located adjacent to the downtown core in an area with existing public infrastructure and streets.
	<b>A Vibrant, Livable Community</b>
LC-3.1C	<b>Compatible Infill and Redevelopment:</b> The proposed office building is located in an area with existing infrastructure including parking.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1A	<b>Major Street Plan Integration:</b> 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 as a part of platting the property.

 <b>Economic Stability and Growth</b>	
EC-3.1C	<b>Other Employment Areas:</b> The proposed office building expands the development of an existing employment center.
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	N/A
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Initial Planned Development Overlay 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	
<b>Future Land Use Plan Designation(s):</b>	<b>Employment Center</b>
<b>Design Standards:</b>	
N/A	Office buildings compatible with existing development is promoted in this district. The proposed office building is part of a phased office complex development. The applicant has indicated that the proposed office building will be one-story in height and will have a similar architecture to adjacent structures.

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

Findings	
Staff has reviewed the Initial Planned Development Overlay to allow an office building 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. A Final Planned Development Overlay must be submitted prior to issuance of a Building Permit.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Initial Planned Development Overlay to allow an office building be approved with the following stipulations:	
1.	The Initial Planned Development Overlay shall allow for an office building;
2.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Initial Planned Development Overlay. The addition of electronic or LED signage shall require a Final Planned Development Overlay. A sign permit is required for any new signs; and,
3.	A Final Planned Development Overlay application shall be submitted prior to issuance of a Building Permit.