



Rapid City Planning Commission

Major Amendment to a Planned Development Project

Report

April 7, 2016

Item #4
Applicant Request(s)
Case # 16PD011 – Major Amendment to a Planned Development to establish a new planned development boundary for the construction of a parking lot
Companion Case(s) 16RZ010 – Rezoning from Office Commercial District to General Commercial District

Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below in conjunction with the associated Rezoning application

Project Summary Brief
<p>The applicant has submitted a Major Amendment to a Planned Development to establish a new planned development boundary for the construction of a parking lot. In particular, the applicant is proposing to establish “Riddles Jewelry” within their own planned development boundary and to construct 110 new parking spaces. The additional parking and landscaping will bring the property into compliance with the Zoning Ordinance. A Rezoning request from Office Commercial District to General Commercial District (File #16RZ010) has also been submitted for the north portion of the new proposed planned development boundary.</p>

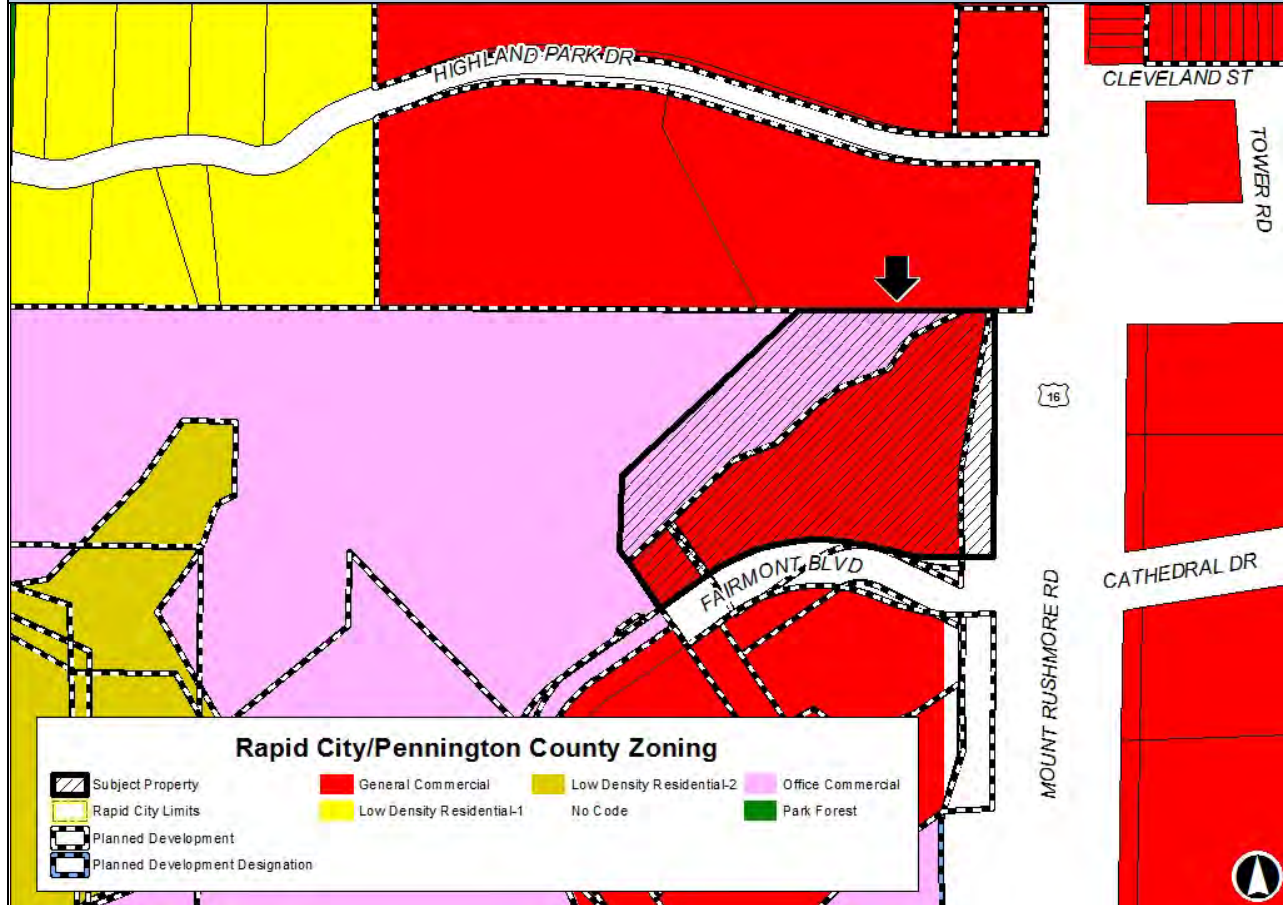
Applicant Information	Development Review Team Contacts
Applicant: R & R Realty LLC	Planner: Fletcher Lacock
Property Owner: R & R Realty LLC and Village at Skyline Pines LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: AE2S, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	900 Fairmont Boulevard
Neighborhood	U.S. Highway 16
Subdivision	Proposed Walpole Heights Subdivision
Land Area	5.44 acres (236,966 square feet)
Existing Buildings	26,336 square feet
Topography	Relatively flat on the south side of the property / steep incline on the north side of the property
Access	Fairmont Boulevard
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PD and OC/PD	UN / MUC / CAC / Entrance Corridor	Riddles Jewelry
Adjacent North	GC-PD	MUC / Entrance Corridor	Best Western
Adjacent South	GC-PD	MUC / CAC / Entrance Corridor	Ruby Tuesdays / Comfort Inn and Suites
Adjacent East	GC	MUC / CAC / Entrance Corridor	Holiday Inn Express / Common Cents
Adjacent West	OC-PD	UN	Assisted living facility

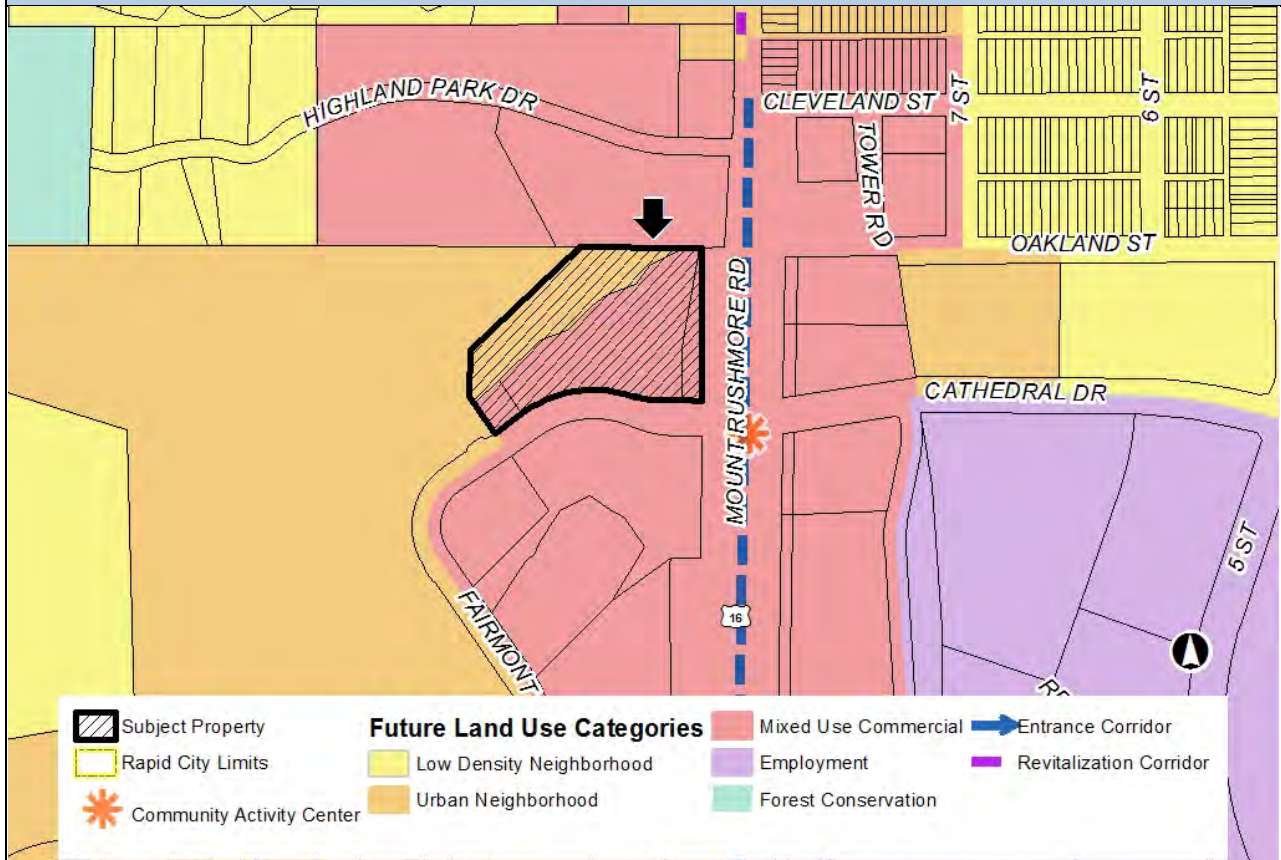
Zoning Map



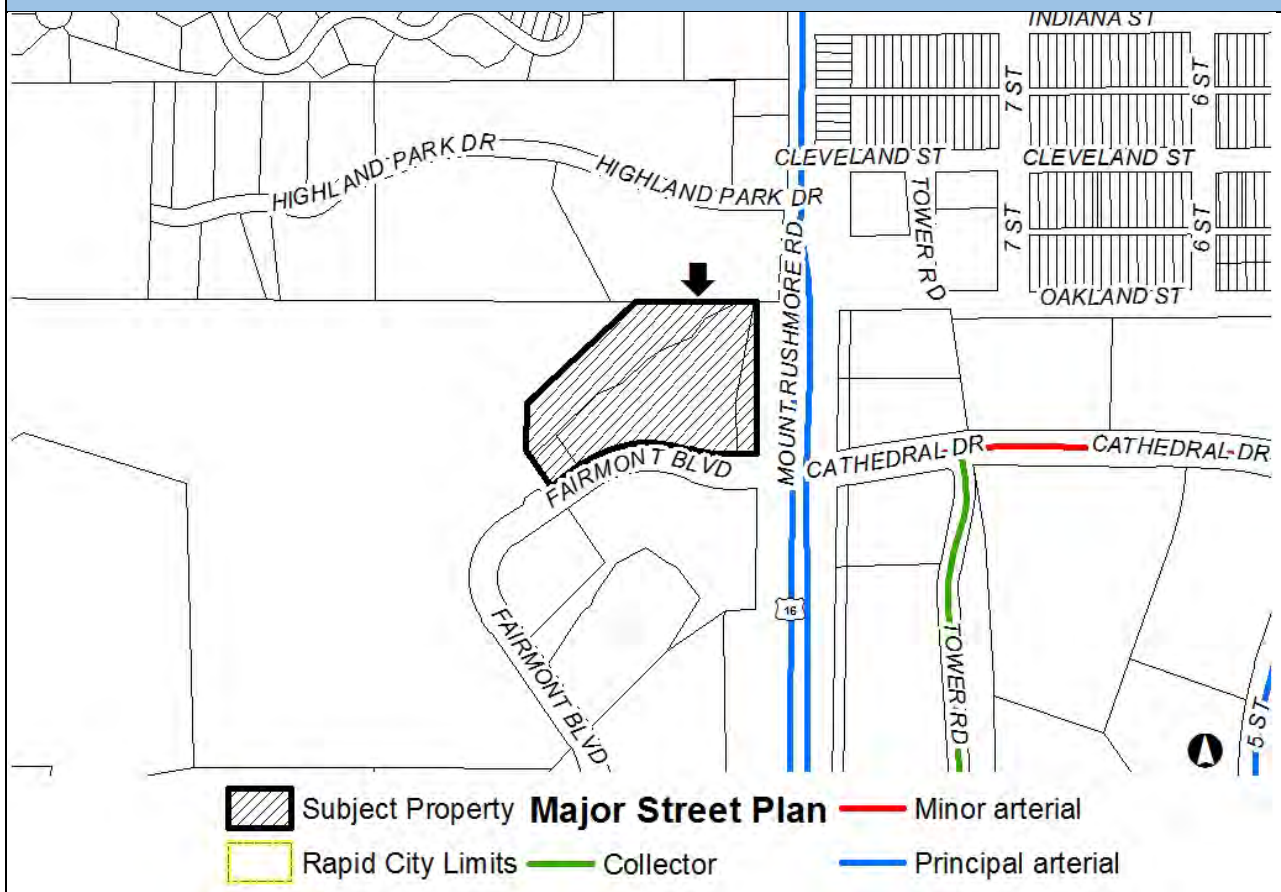
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
07PD036	6/7/2007	Major Amendment to a Planned Development to address signage and landscaping issues	Planning Commission approved
12PD019	6/7/2012	Major Amendment to a Planned Development to allow an electronic message center	Planning Commission approved
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	236,966 square feet
Lot Width		N/A	Approximately 612 feet
Maximum Building Heights		4 stories or 45 feet	Existing two story commercial building / two one-story storage buildings
Maximum Density		75%	11.1%
Minimum Building Setback:			
• Front		25 feet	Existing 24.8 feet from Fairmont Boulevard
• Rear		"0" feet	Approximately 280 feet
• Side		"0" feet	12 feet
• Street Side		25 feet	Approximately 75 feet
Minimum Landscape Requirements:			
• # of landscape points		210,630	211,743
• # of landscape islands		4	4
Minimum Parking Requirements:			
• # of parking spaces		104	168
• # of ADA spaces		5	6
Signage		Two square feet for every linear square foot of frontage	No new signage proposed
Fencing		8 feet	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 236,966 square feet of land zoned General Commercial District with a Planned Development and Office Commercial with a Planned Development. The applicant is proposing to construct a parking lot addition for "Riddles Jewelry". A Rezoning application from Office Commercial District to General Commercial District has been submitted for the north portion of the new planned development boundary. A retail parking lot is not a permitted use in the Office Commercial District.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The properties are located within Planned Developments. The applicant has submitted this Major Amendment to a Planned Development to create a new planned development boundary for "Riddles Jewelry". Currently, "Riddles Jewelry" is located within the planned development boundary that includes "Ruby Tuesdays" and "Comfort Inn and Suites". The applicant is not requesting any Exceptions. The proposed parking lot expansion will bring the property into compliance with parking and landscaping.
3. Exceptions to the underlying	As noted above, the applicant is not requesting any

zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	Exceptions.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	As noted above, a Rezoning application from Office Commercial District to General Commercial District has been submitted for the north portion of the new planned development boundary. A retail parking lot is a permitted use in General Commercial District but not in the Office Commercial District. As such, staff recommends that the Major Amendment to the Planned Development be approved in conjunction with the associated Rezoning.
5. Any adverse impacts will be reasonably mitigated:	A Building Permit is required for the proposed parking lot expansion which will bring the property into compliance with parking and landscaping. The property is located in a Community Activity Center which supports the proposed expansion. In addition, staff is recommending that the Major Amendment be approved in conjunction with the associated Rezoning to General Commercial District for the proposed retail parking lot.
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, the applicant is not requesting any Exceptions.

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-1.2C	Priority Revitalization Corridors: The proposed parking lot expansion provides “Riddles Jewelry” the opportunity to reinvest in their current location.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1G	Activity Center Access: The property is located adjacent to an Entrance Corridor and is central to a Community Activity Center. The proposed parking lot expansion provides additional parking for “Riddles Jewelry” which allows it to establish its’ own planned development boundary.
	Economic Stability and Growth
EC-1.3A	Local Business Support: The proposed Major Amendment to a Planned

	Development for “Riddles Jewelry” enables the applicant to grow and invest in their current location while establishing a new planned development boundary specific to the property.
	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):	Urban Neighborhood / Mixed-Use Commercial / Entrance Corridor / Community Activity Center
Design Standards:	
N/A	The applicant is proposing to bring the parking and landscaping into compliance with the Zoning Ordinance for “Riddles Jewelry”. An associated Rezoning application from Office Commercial District to General Commercial District has been submitted for the north portion of the subject property. A parking lot is a permitted use in the General Commercial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16
Neighborhood Goal/Policy:	
US16-NA1.1C	Community Activity Centers: The applicant is proposing to invest in a parking lot expansion for “Riddles Jewelry” which is located at the intersection of Mount Rushmore Road and Fairmont Boulevard. The proposed expansion will bring the property into compliance with parking and landscaping.

Findings	
Staff has reviewed the Major Amendment to the Planned Development to establish a new planned development boundary for the construction of a parking lot 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 parking lot expansion will bring the “Riddles Jewelry” property into compliance with parking and landscaping requirements. In addition, the new planned development boundary allows “Riddles Jewelry” to be independent of “Ruby Tuesdays” and “Comfort Inn and Suites” when reviewing future development.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development to establish a new planned development boundary for the construction of a parking lot be approved in conjunction with the associated Rezoning with the following stipulations:	
1.	Acknowledge the previously approved electronic message center. The design of the LED sign shall continually comply with the plans submitted. The LED reader board shall be for on-premise advertising only with a minimum 8 second static message. The sign shall continually comply with all the requirements of the Rapid City Sign Code;
2.	The Major Amendment to a Planned Development shall allow for the construction of a parking lot expansion;
3.	Prior to issuance of a Building Permit, the associated Rezoning of the property shall be approved by City Council; and,
4.	Any change in use that is a permitted use in the General Commercial District and

	incompliance with the parking ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Planned Development.
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