



Rapid City Planning Commission

Final Planned Development Overlay Project Report

November 23, 2016

Item #5
Applicant Request(s)
Case # 16PD053 – Final Planned Development Overlay to allow an apartment building
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development be approved with the stipulations noted below.

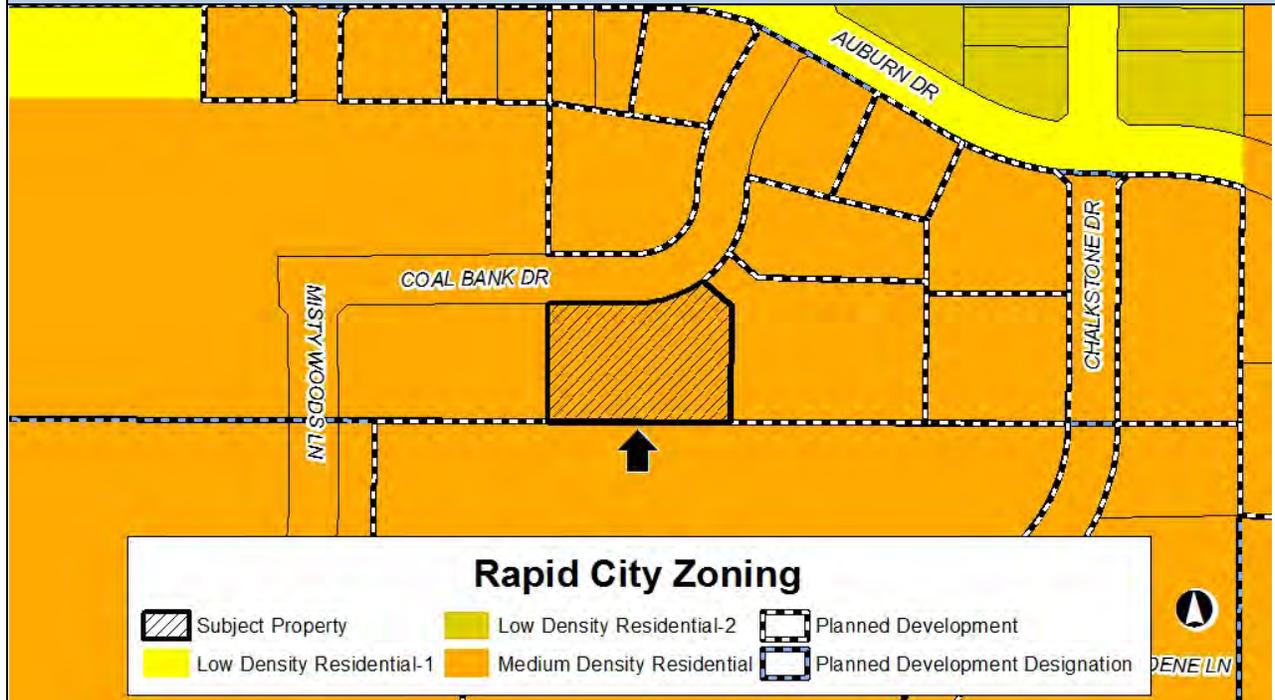
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to construct an apartment building and an accessory storage building. In particular, the applicant is proposing to construct a three-story apartment building with a total of 9 apartment units and an accessory storage building with an individual storage unit for each of the apartment units. The footprint of the proposed apartment building is 3,440 square feet in size. The proposed storage structure will be approximately 540 square feet in size.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Select Construction Inc	Planner: Fletcher Lacock
Property Owner: Doeck LLC	Engineer: Dan Kools
Architect: Advanced Home Design, LLC	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	4656 Coal Bank Drive
Neighborhood	Deadwood Avenue
Subdivision	Auburn Hills
Land Area	0.56 acres (24,394 square feet)
Existing Buildings	No structures
Topography	Relatively flat on the north side / declines into a major drainage easement on the south side of the property
Access	Coal Bank Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PDD	LDN	Void of structural development
Adjacent North	MDR-PD	LDN	Apartment building
Adjacent South	MDR-PD	UN	Apartment complex
Adjacent East	MDR-PD	LDN	Apartment building
Adjacent West	MDR-PDD	LDN	Void of structural development

Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	18,500 square feet	24,394 square feet	
Lot Frontage / Width	100 feet	Approximately 168 feet	
Maximum Building Heights	3 stories or 35 feet	3 stories and 32 feet	
Maximum Density	30%	16%	
Minimum Building Setback:			
• Front	25 feet	25.4 feet	
• Rear	25 feet	45 feet	
• Side	12 feet	86 feet to the east and 16 feet to the west	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	20,414	22,230	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	14	14	
• # of ADA spaces	1	1	
Signage	32 square feet allowed per frontage	Site plan identifies one ground sign	
Fencing	None Required	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<p>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Final Planned Development Overlay:</p>	
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 approximately 0.56 acres in size. The applicant is proposing to construct an apartment building with a total of 9 units. The applicant is also proposing to construct a detached storage building with nine units. The property is zoned Medium Density Residential District with a Planned Development Designation which requires approval of a Final Planned Development Overlay.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	As noted above, the property is zoned Medium Density Residential District with a Planned Development Designation. A multi-family dwelling is a permitted use in the district.
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 Exceptions.
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 Medium Density Residential District and multi-family dwellings are identified as a permitted use.
5. Any adverse impacts will be reasonably mitigated:	The applicant is proposing to construct a three-story apartment building. The site plan identifies one accessible parking space with a five foot wide striped aisle. However,

	<p>the proposed parking space must be designed to be “van accessible” with an eight foot wide striped aisle. As such, upon submittal of a Building Permit, the proposed accessible parking space must be revised to be “van accessible”.</p> <p>Public Works has also identified a number of issues that must be addressed upon submittal of a Building Permit. The applicant must demonstrate that the proposed water service line is adequately sized for domestic and fire services. The applicant must also submit detail or design information for the proposed storm sewer pipe along the west property line. The applicant must revise the Erosion and Sediment Control Plan to ensure stabilization within the drainage ditch along the south property line and the plan must be signed by the property owner. In addition, the applicant must confirm with the Army Corps of Engineers whether the drainage along the south property line is designated as a wetland and must obtain any needed permits.</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:	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-3.2A	Mix of Housing Types: The proposed apartment building increases the housing variety in the area which is developed with a mix of single-family dwellings, townhomes, and multi-family dwellings.
	A Vibrant, Livable Community
LC-1.1E	Context-Sensitive Design: Adjacent properties to the north and east are also developed with three-story apartment buildings.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
	N/A



Outstanding Recreational and Cultural Opportunities

N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	Public Input Opportunities: The proposed Final 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 Final Planned Development Overlay application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: The property is zoned Medium Density Residential District which identifies multi-family dwellings as a permitted use.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Deadwood Avenue
Neighborhood Goal/Policy:	
DA-NA1.1A	Residential Growth: The proposed apartment building supports the expansion of new residential in the Deadwood Avenue Neighborhood Area. The applicant has identified the location of a proposed monument sign but has not included any information on the size or design of the proposed sign. As such, upon submittal of a Sign Permit, a complete sign package must be submitted identifying the dimensions, materials, and lighting for the sign. The sign must comply with the Rapid City Sign Code.

Findings

Staff has reviewed the Final Planned Development Overlay to construct an apartment complex 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 apartment complex supports the diversification of residential growth in the Deadwood Avenue Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:	
1.	Upon submittal of a Building Permit, a revised site plan shall be submitted for review and approval showing a “van accessible” parking space;
2.	Upon submittal of a Building Permit, the applicant shall demonstrate that the water service line is adequate for domestic and fire services;
3.	Upon submittal of a Building Permit, the applicant shall submit detail or design information for the proposed storm sewer pipe along the west property line;
4.	Upon submittal of a Building Permit, the Erosion and Sediment Control Plan shall be revised to provide stabilization within the drainage ditch along the south property line. In addition, the property owner shall sign the Erosion and Sediment Control Plan;
5.	Upon submittal of a Building Permit, the applicant shall coordinate with the Army Corps of Engineers to determine if there are wetlands located on the property and shall submit any required permits;
6.	Upon submittal of a Sign Permit, a complete sign package shall be submitted for review and approval which includes dimension, materials, and lighting. In addition, 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 Final Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
7.	The Final Planned Development Overlay shall allow for a nine-unit apartment building and a detached storage building. Permitted uses within the Medium Density Residential District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development.



Rapid City Community Planning & Development Services

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
Case # 16PD053	Final Planned Development Overlay to allow an apartment building
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
3.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;
4.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
5.	All requirements of the currently adopted Building Code shall be met;
6.	All applicable provisions of the adopted International Fire Code shall continually be met;
7.	ADA accessibility shall be provided throughout the structure and site as necessary; and,
8.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more.