



Rapid City Planning Commission

Initial Planned Development Overlay Project Report

June 7, 2018

Item #5
Applicant Request(s)
Case # 18PD019 – Initial Planned Development Overlay to allow an apartment complex Companion Case(s) #18RZ015 – Rezoning from General Commercial District to Medium Density Residential District; #18CA001 – Comprehensive Plan Amendment to change future land use from Mixed-Use Commercial to Urban Neighborhood; #18PL021 – Development Engineering Plan to create three lots

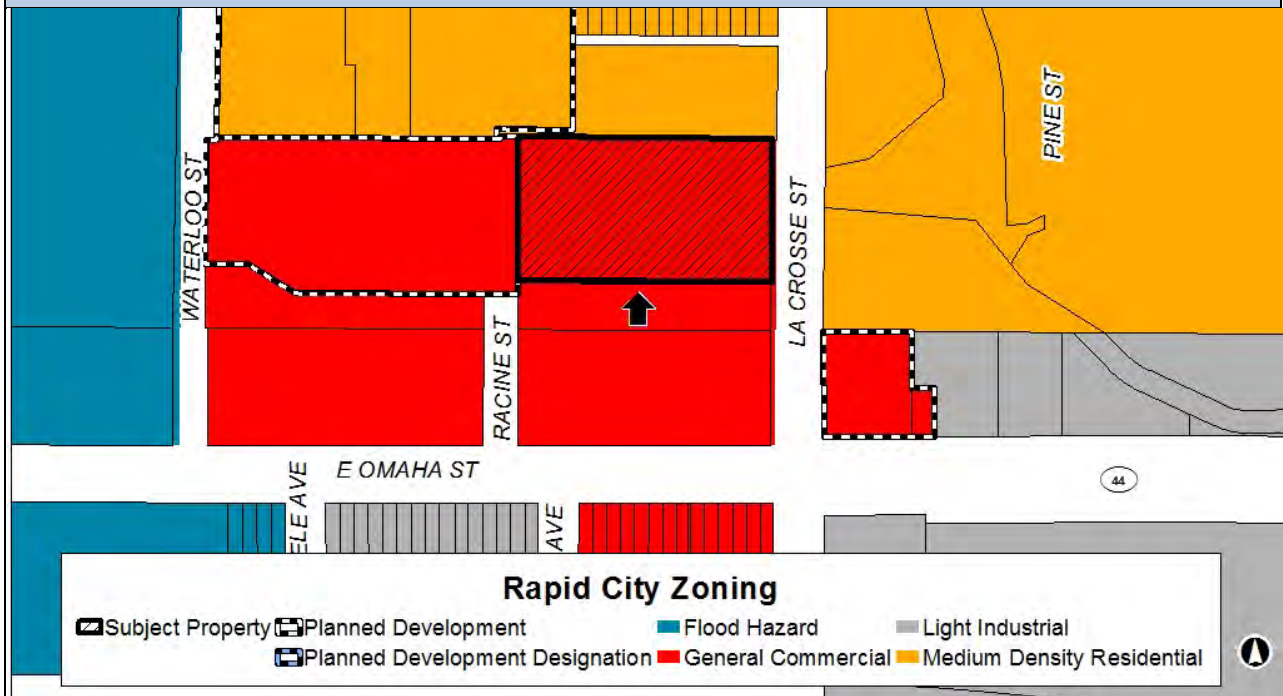
Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below and in conjunction with the associated Rezoning request and Comprehensive Plan Amendment.

Project Summary Brief	
The applicant has submitted an Initial Planned Development Overlay to an apartment complex with three structures for a total of 36 dwelling units. No Exceptions are being requested as a part of this application. The applicant has also submitted a Rezoning request (File #18RZ015) from General Commercial District to Medium Density Residential District and a Comprehensive Plan Amendment (File #18CA001) to change the future land use designation from Mixed-Use Commercial to Urban Neighborhood. Currently, the property is void of any structural development.	
Applicant Information	Development Review Team Contacts
Applicant: Mollers Limited Partnership	Planner: Fletcher Lacock
Property Owner: Mollers Limited Partnership	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 300 feet north of the intersection of Lacrosse Street and East Omaha Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Eastbrooke Subdivision
Land Area	2.52 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Racine Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PD	MUC – Revitalization Corridor	Void of structural development
Adjacent North	MDR	UN – Revitalization Corridor	Apartments
Adjacent South	GC	MUC – Revitalization Corridor	Void of structural development
Adjacent East	MDR	UN – Revitalization Corridor	Drainage
Adjacent West	GC - PD	EC	Well Spring, Inc

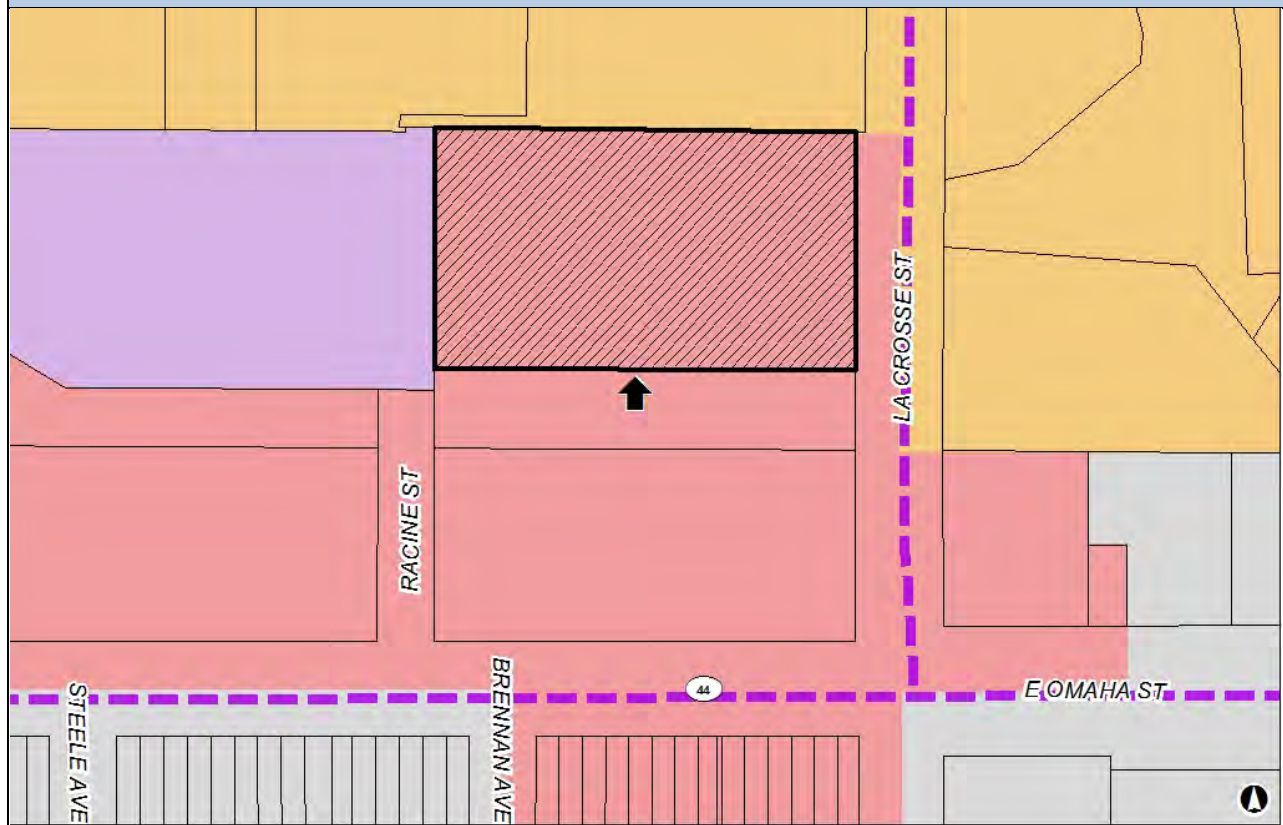
Zoning Map



Existing Land Uses



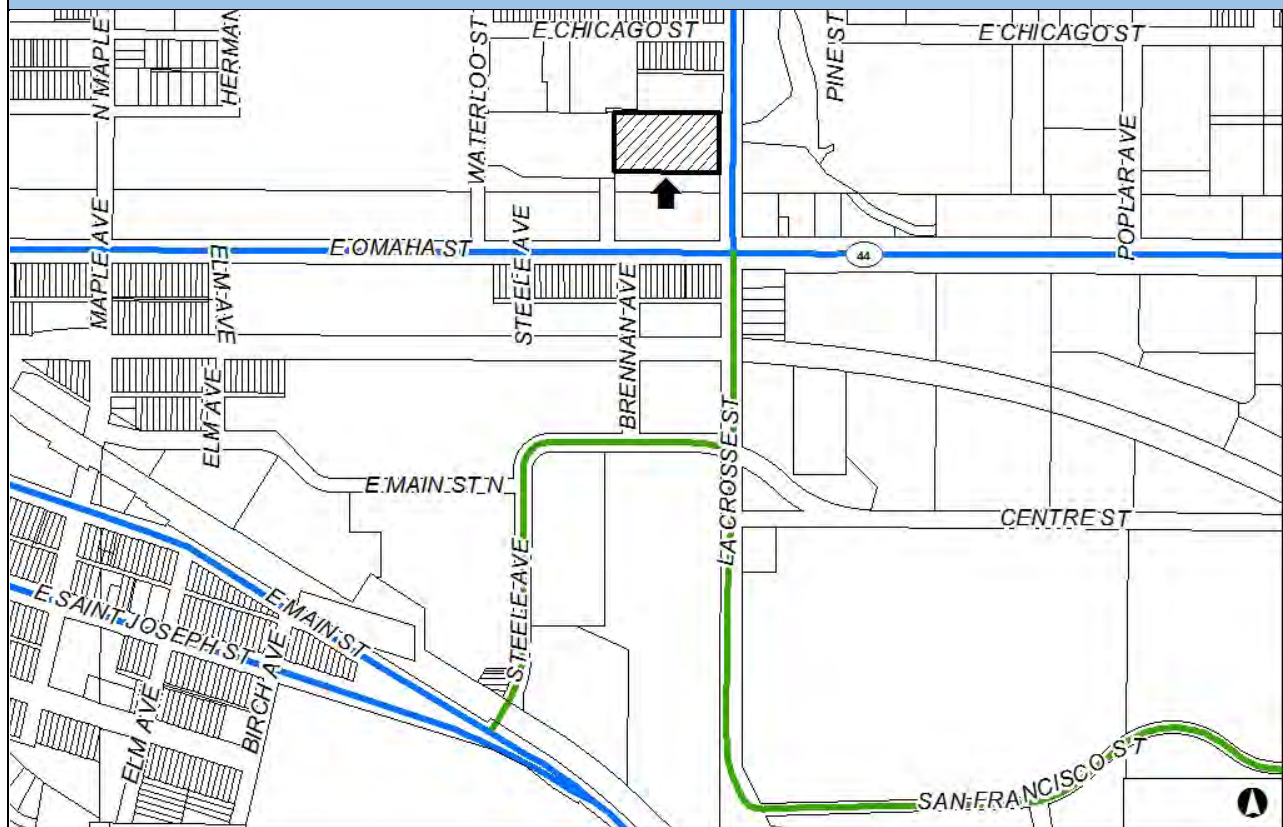
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Employment
- Revitalization Corridor
- Mixed Use Commercial
- Light Industrial

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial


Relevant Case History			
Case/File#	Date	Request	Action
14PD037	0/08/2015	Final Planned Development Overlay to allow a Commercial Development with On-Sale Liquor Establishments	Planning Commission approved with stipulations
10PD045	09/29/2010	Planned Development Designation	Staff approved
10RZ034	06/21/2010	Rezoning from Medium Density Residential District to General Commercial District	City Council approved
10CA014	06/21/2010	Comprehensive Plan amendment to change the future land use designation from Mobile Home District to General Commercial with a Planned Commercial Development	City Council approved
10CA013	06/21/2010	Comprehensive Plan amendment to change the future land use designation from Medium Density Residential District to General Commercial with a Planned Commercial Development	City Council approved

Relevant Zoning District Regulations		
Medium Density Residential District	Required	Proposed
Lot Area	59,000 square feet	109,771 square feet
Lot Width	50 feet	248 feet
Maximum Building Heights	3 stories or 35 feet	3 stories or 35 feet
Maximum Density	30%	30%
Minimum Building Setback:		
• Front	25 feet	78 feet
• Rear	25 feet	25 feet
• Side	8 feet or 12 feet	12 feet / 35 feet
• Street Side	25 feet	N/A
Minimum Landscape Requirements:		
• # of landscape points	Not required with Initial Planned Development	N/A
• # of landscape islands	1	1
Minimum Parking Requirements:		
• # of parking spaces	54	57
• # of ADA spaces	3	4
Signage	As per RCMC 17.50.100	None shown
Fencing	As per RCMC 17.50.340	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 Initial 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 2.52 acres of land zoned General Commercial District with a Planned Development Overlay. Currently, the property is void of any structural development. The applicant has also submitted a Rezoning request (File #18RZ015) and a Comprehensive Plan amendment (File #18CA001) as noted above. Development Engineering Plans (File #18PL021) are also under administrative review to create three lots.

2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant is not requesting any Exceptions to the Zoning Ordinance with this application. Staff is recommending that the Initial Planned Development Overlay be approved in conjunction with the associated Rezoning request and Comprehensive Plan Amendment.
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:	As noted above, no Exceptions are being requested with the Initial Planned Development Overlay. The applicant should be aware that a Final Planned Development Overlay must be approved prior to issuance of a Building Permit.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The applicant has also submitted a Rezoning request from General Commercial District to Medium Density Residential District and a Comprehensive Plan Amendment to change the future land use designation from Mixed-Use Commercial to Urban Neighborhood. Staff is recommending that the Initial Planned Development Overlay be approved in conjunction with the associated applications. If the Rezoning request is denied then the Initial Planned Development Overlay will not be in effect.
5. Any adverse impacts will be reasonably mitigated:	<p>The property owner should be aware that Rezoning the subject property from General Commercial District to Medium Density Residential District will have an impact on the development standards for the adjacent property to the south which will still be zoned General Commercial District. Setbacks increase when a property zoned General Commercial District abuts a residential property. In addition, a 6 foot high opaque screening fence must be constructed on the property line to separate the uses.</p> <p>A Building Permit has recently been submitted for review on the property to the south. At this time, the area regulations would not require additional setbacks or an opaque screening fence. The proposed Rezoning initiates the requirement for the adjacent property to come into compliance the Zoning Ordinance. A Building Permit will not be issued until Development Engineering Plans (File #18PL021) are approved. The property owner should be aware that development on the property to the south will be impacted by the proposed apartment complex.</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, no Exceptions are being requested with the Initial Planned Development Overlay. The applicant should be aware that a Final Planned Development Overlay must be approved 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:

Comprehensive Plan Conformance – Core Values Chapters
 A Balanced Pattern of Growth

BPG-1.1A	Compact Growth: The property is located within the the established City limits and discourages leapfrog development outside of City service boundaries.
BPG-3.2A	Mix of Housing Types: The proposed apartment complex will provide additional housing options in the North Rapid Neighborhood Area.
	A Vibrant, Livable Community
LC-3.1C	Compatible Infill and Redevelopment: The proposed apartment complex supports infill development in an existing neighborhood. Properties to the north and northwest are also developed with apartment complexes. The proposed Initial Planned Development supports the goal of promoting mixed-use development throughout the City.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: LaCrosse Street and East Omaha Street are identified as Principal Arterial Streets on the City's Major Street Plan. The applicant is proposing access from Racine Street, a lower order street.
	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 Initial Planned Development Overlay requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Initial 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):	Mixed-Use Commercial / Urban Neighborhood
Design Standards:	
N/A	The applicant has also submitted a Comprehensive Plan Amendment (File #18CA001) to change the future land use designation from Mixed-Use Commercial to Urban Neighborhood. Higher density residential development is supported in both designations.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Residential Neighborhoods: The proposed Initial Planned Development Overlay supports the goal of promoting new residential growth and encouraging infill development.

Findings	
<p>Staff has reviewed the Initial Planned Development Overlay to allow 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 applicant has submitted an Initial Planned Development, Rezoning request from General Commercial District to Medium Density Residential District, and a Comprehensive Plan Amendment to change the future land use designation from Mixed-Use Commercial to Urban Neighborhood. The applicant has also submitted Development Engineering Plan (File #18PL021) to create three lots including the subject property. The applicant should be aware that additional development standards will be initiated by the proposed residential development on the remaining property to the south. The proposed Initial Planned Development Overlay application supports the adopted Comprehensive Plan goals of supporting infill development and promoting mixed-use development. The applicant should be aware that a Final Planned Development Overlay must be approved prior to issuance of a Building Permit.</p>	

Planning Commission Recommendation and Stipulations of Approval	
<p>Staff recommends that the Initial Planned Development Overlay to allow an apartment complex be approved with the following stipulations and in conjunction with the associated Rezoning request and Comprehensive Plan Amendment:</p>	
1.	Upon submittal of a Final Planned Development Overlay application, redlined comments shall be addressed;
2.	Upon submittal of a Final Planned Development Overlay application, a landscape plan shall be submitted for review and approval;
3.	Upon submittal of a Final Planned Development Overlay application, the plans shall be revised to identify the 14,400 square feet of usable open space required. Details of the proposed play area shall also be submitted for review and approval;
4.	Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval;
5.	Prior to issuance of a Building Permit, Development Engineering Plans shall be approved;
6.	Prior to issuance of a Certificate of Occupancy, a Final Plat shall be approved; and,
7.	This Initial Planned Development Overlay shall allow an apartment complex. Prior to issuance of a Building Permit, a Final Planned Development Overlay shall be submitted for review and approval. Any conditional use shall require the review and approval of a Final Planned Development Overlay.



Rapid City Department of Community Development

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.*

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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;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development or a subsequent Final Planned Development Overlay;
6.	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; and,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.