



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

### May 6, 2021

| Item #3   |
|---|
| <b>Applicant Request(s)</b>   |
| Case #21PD015 – Final Planned Development Overlay to allow an apartment complex |
| Companion Case(s) N/A   |

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| <b>Development Review Team Recommendation(s)</b>   |
| Staff recommends approval of the Final Planned Development Overlay with the stipulations noted below |

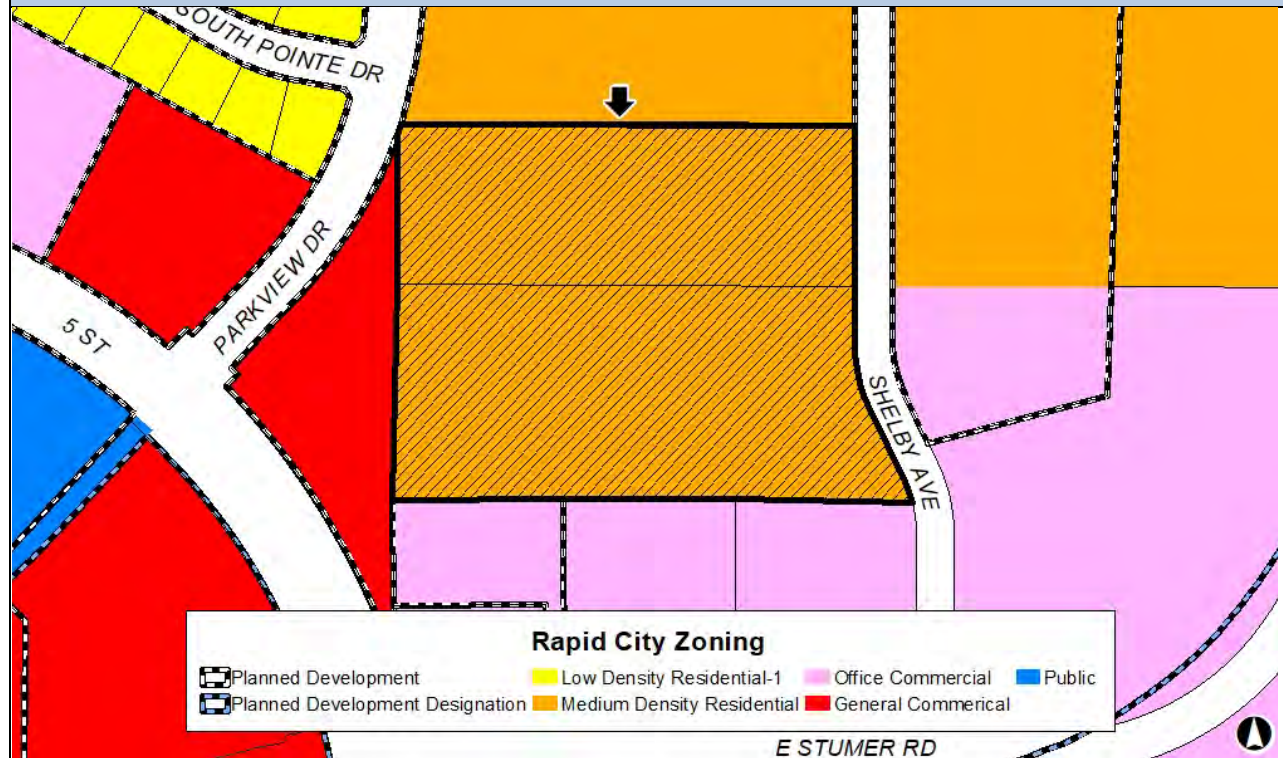
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| <b>Project Summary Brief</b>   |
| The applicant has submitted a Final Planned Development Overlay to allow an apartment complex on a parcel of land approximately 7.38 acres in size zoned Medium Density Residential District. In particular, the applicant is proposing to construct a 148-unit apartment complex with seven apartment buildings, a clubhouse, swimming pool, playground, and dog walk area. The proposed height will be six two-story buildings and one three-story building with a maximum height of 35 feet. The applicant is requesting an Exception to allow four landscaped peninsulas in lieu of four landscaped islands. The property is located northwest of the intersection of E. Stumer Road and Shelby Avenue. Currently, the property is void of any structural development. |

| Applicant Information                 | Development Review Team Contacts |
|---------------------------------------|----------------------------------|
| Applicant: Lloyd Companies            | Planner: Fletcher Lacock         |
| Property Owner: Lazy P6 Land Co. Inc. | Engineer: Dan Kools              |
| Architect: N/A                        | Fire District: Tim Behlings      |
| Engineer: Ferber Engineering          | School District: Kumar Veluswamy |
| Surveyor: N/A                         | Water/Sewer: Dan Kools           |
| Other: N/A                            | DOT: Stacy Bartlett              |

| Subject Property Information |  |
|------------------------------|--|
| Address/Location             | Approximately 330 feet northwest of the intersection of Shelby Avenue and E. Stumer Road |
| Neighborhood                 | South Robbinsdale Neighborhood Area  |
| Subdivision                  | Proposed North 80 Subdivision  |
| Land Area                    | 7.38 acres   |
| Existing Buildings           | Void of structural development   |
| Topography                   | Rises in elevation from east to west approximately 16 feet                               |
| Access                       | Shelby Avenue  |
| Water / Sewer                | Rapid City   |
| Electric/Gas Provider        | Black Hills Power / MDU  |

| Subject Property and Adjacent Property Designations |                         |                    |                                |
|---|-------------------------|--------------------|--------------------------------|
|   | Existing Zoning         | Comprehensive Plan | Existing Land Use(s)           |
| Subject Property                                    | MDR                     | EC                 | Void of structural development |
| Adjacent North                                      | MDR - PD                | UN                 | Church                         |
| Adjacent South                                      | OC and OC - PD          | EC                 | Offices                        |
| Adjacent East                                       | MDR – PD and<br>OC - PD | UN                 | Apartment complex              |
| Adjacent West                                       | GC - PD                 | MUC                | Carwash                        |

### Zoning Map

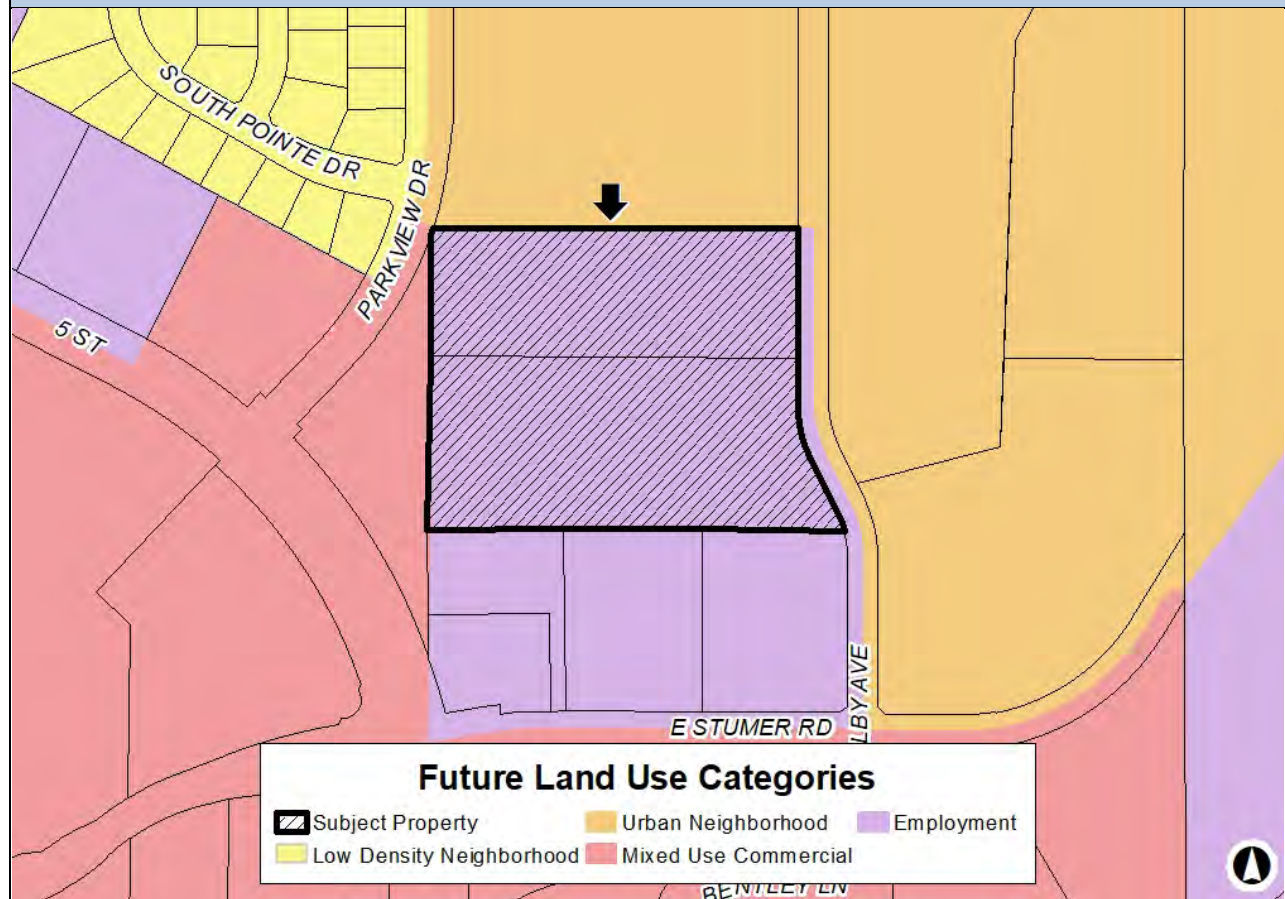


### Existing Land Uses





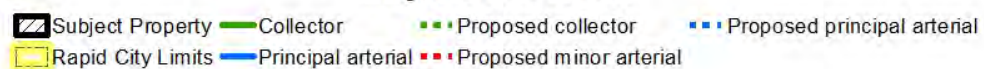
## Comprehensive Plan Future Land Use



## 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                             | 227,000 square feet   | 321,473 square feet                                   |        |
| Lot Width                            | 50 feet               | 516 feet  |        |
| Maximum Building Heights             | 3 stories or 35 feet  | Two and three-story structures, maximum 35 feet       |        |
| Maximum Density                      | 30%                   | 21%   |        |
| Minimum Building Setback:            |                       |   |        |
| • Front                              | 25 feet               | 25 feet   |        |
| • Rear                               | 25 feet               | 39 feet   |        |
| • Side                               | 12 feet               | 38 feet / 16 feet                                     |        |
| • Street Side                        | 25 feet               | N/A   |        |
| Minimum Landscape Requirements:      |                       |   |        |
| • # of landscape points              | 263,934               | 313,440   |        |
| • # of landscape islands             | 4                     | Requesting Exception to allow 4 landscaped peninsulas |        |
| Minimum Parking Requirements:        |                       |   |        |
| • # of parking spaces                | 222                   | 247   |        |
| • # of ADA spaces                    | 7                     | 18  |        |
| Signage                              | As per RCMC 17.50.100 | Monument sign   |        |
| Fencing                              | As per RCMC 17.50.340 | Fence around outdoor pool                             |        |
| Open Space                           | 59,200 sf             | 126,235 sf  |        |

| Planning Commission Criteria and Findings for Approval or Denial   |   |
|--|---|
| <b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Planned Development Overlay:</b> |   |
| 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 7.38 acres of land zoned Medium Density Residential District. Currently, the property is void of any structural development.   |
| 2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:  | The property is zoned Medium Density Residential District. Multi-family dwellings are identified as a permitted use in the district. Multiple primary structures requires the review and approval of a Final Planned Development Overlay.   |
| 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 provision of 247 parking spaces requires that a minimum of four landscaped parking lot islands be provided. The applicant is requesting an Exception to allow four landscaped peninsulas in lieu of four landscaped islands. There is sufficient parking provided that two landscaped parking lot islands could be provided on the south side of the development. As such, staff recommends that an Exception be granted to reduce the minimum required parking lot islands from four to two contingent upon the four landscaped peninsulas being revised to include trees. |
| 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 which allows for multi-family dwellings. The applicant is proposing to construct seven primary structures which requires the approval of a Final Planned Development Overlay.   |

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| <p>5. Any adverse impacts will be reasonably mitigated:</p>   | <p>The proposed 148-unit apartment complex does not exceed the 150 units that would require the submittal of a Traffic Impact Study (TIS) as per the Infrastructure Design Criteria Manual. The proposed apartment development is part of a larger unplatted balance. In order to obtain a Building Permit, the proposed lot must be platted. The City's Traffic Engineer has stated that the proposed apartment development does not require a TIS.</p> <p>The proposed apartment development includes a variety of activities within the open space. A clubhouse, swimming pool, dog walk, and playground are among the amenities. The site plan does not identify pedestrian ways for traversing the parking lot to these different activity nodes. As such, upon submittal of a Building Permit, pedestrian pathways must be shown on the site plan to ensure safe access for residents.</p> <p>The Fire Department has indicated that two parking spaces in the northeast and northwest corners of the development will need to be revised in order to allow adequate room for emergency vehicle turning. As such, prior to submittal of a Building Permit, the applicant must coordinate with the Rapid City Fire Department to revise the parking stall alignment.</p> <p>Public Works staff has identified that the landscape plan identifies two trees in an existing 50-foot wide major drainage easement. Upon submittal of a Building Permit, the landscape plan must be revised to show the trees relocated outside of the easement.</p> |
| <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:</p> | <p>The Zoning Ordinance requires that landscaped parking lot islands be provided to break up expanses of parking lot. The provision of four landscaped parking lot peninsulas in addition to two landscaped parking lot islands will ensure that the intent of the Zoning Ordinance is met. As such, staff recommends approval of an Exception to reduce the minimum required parking lot islands from four to two contingent upon the four landscaped peninsulas being revised to include trees</p>  |

| <b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>  |
|---|
| <p><b>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></p> |

| <b>Comprehensive Plan Conformance – Core Values Chapters</b>                        |   |
|---|---|
|  | <p><b>A Balanced Pattern of Growth</b></p>  |
| <p>BPG-3.2A</p>   | <p>Mix of Housing Types: The proposed apartments will provide additional housing options in the South Robbinsdale Neighborhood Area.</p>                            |
|  | <p><b>A Vibrant, Livable Community</b></p>  |
| <p>LC-4.1B</p>  | <p>Diverse Mix of Uses: The subject property is located adjacent to a Community Activity Center which supports a mix of commercial and residential development.</p> |

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|--|---|
|  <b>A Safe, Healthy, Inclusive, and Skilled Community</b>    |   |
| SHIS-3.1B  | Indoor and Outdoor Recreation: The proposed open space includes a clubhouse, swimming pool, dog walk, and playground area for use by the future residents.  |
|  <b>Efficient Transportation and Infrastructure Systems</b> |   |
| T1-2.1A  | Major Street Plan Integration: Shelby Avenue is identified as a local street and is constructed to City street design standards. Sidewalk will be constructed with the Building Permit.   |
|  <b>Economic Stability and Growth</b>                       |   |
| EC-1.2A  | Housing Stock: The proposed apartment complex provides additional housing options in the South Robbinsdale Neighborhood Area.   |
|  <b>Outstanding Recreational and Cultural Opportunities</b> |   |
|  | N/A   |
|  <b>Responsive, Accessible, and Effective Governance</b>    |   |
| GOV-2.1A   | Public Input Opportunities: The proposed Final 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 Final 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 |  |
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| <b>Future Land Use Plan Designation(s):</b>                      | Employment Center  |
| <b>Design Standards:</b>   |  |
| N/A  | Multi-family dwellings are identified as a permitted use in the Medium Density Residential District. |

| Comprehensive Plan Conformance – Neighborhood Area Policies Chapter |  |
|---|--|
| <b>Neighborhood:</b>  | South Robbinsdale Neighborhood Area  |
| <b>Neighborhood Goal/Policy:</b>                                    |  |
| SR-NA1.1A   | Residential Growth: The proposed Final Planned Development Overlay supports the goal of promoting new residential growth in the South Robbinsdale Neighborhood Area adjacent to a Community Activity Center as identified on the Future Land Use Plan. |

| Findings  |  |
|---|--|
| <p>Staff has reviewed the Final 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 a Final Planned Development Overlay application to allow an apartment complex with a total of 148 dwelling units. The proposed apartment development provides a variety of usable open space areas and adequate parking. The proposed development supports residential growth in the South Robbinsdale Neighborhood Area adjacent to the Walmart – Community Activity Center.</p> |  |



| <b>Planning Commission Recommendation and Stipulations of Approval</b>  |  |
|---|--|
| <b>Staff recommends that the Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:</b> |  |
| 1.  | An Exception is hereby granted to reduce the number of landscaped islands from four to two contingent upon the four proposed landscape peninsulas being revised to include one tree per peninsula;   |
| 2.  | Prior to submittal of a Building Permit, the applicant shall coordinate with the Fire Department to revise the parking plan to provide adequate space for emergency vehicle turning movements;   |
| 3.  | Upon submittal of a Building Permit, the landscape plan shall be revised to relocate two trees outside of the 50-foot wide major drainage easement;  |
| 4.  | Upon submittal of a Building Permit, the site plan shall be revised to show interior pedestrian circulation connecting the open space areas to the apartment buildings;  |
| 5.  | All signage shall meet the requirements of the Rapid City Sign Code. Any proposed electronic or Light Emitting Diode (LED) signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,   |
| 6.  | This Final Planned Development Overlay shall allow a 148-unit apartment complex. Any change in use that is a permitted use in the Medium Density Residential District in compliance 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 Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Development. |



## 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.*

| Applicant Request(s)                      |   |
|---|---|
| Case # 21PD015                            | Final Planned Development Overlay to allow an apartment complex   |
| Companion Case(s) #                       | N/A   |
| <b>ADVISORIES: Please read carefully!</b> |   |
| 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.  |