



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

### April 5, 2018

<b>Item #7</b>
<b>Applicant Request(s)</b>
Case # 18PD009 – Final Planned Development Overlay to allow an apartment complex
Companion Case(s) N/A

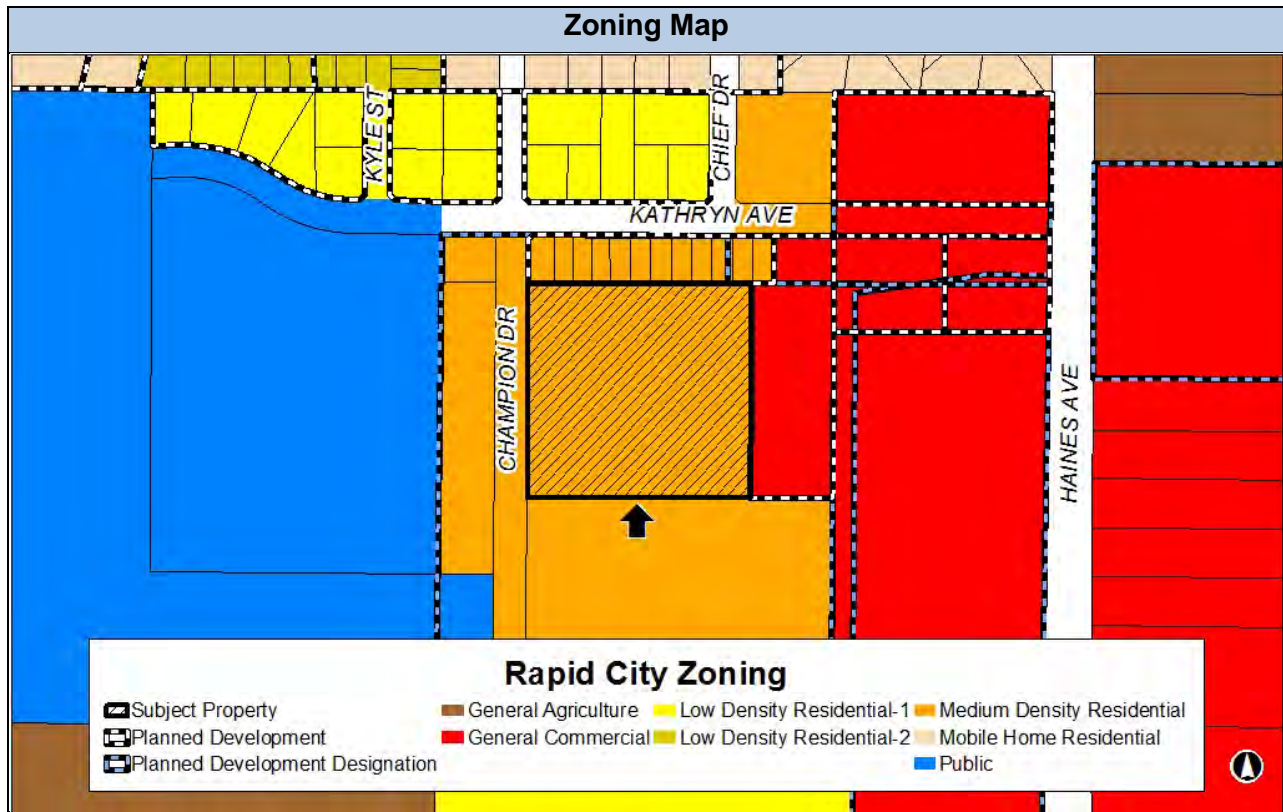
<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Final Planned Development be approved with the stipulations noted below.

<b>Project Summary Brief</b>
The applicant has submitted a Final Planned Development Overlay to construct an apartment complex with six apartment buildings and six garage structures. In particular, the applicant is proposing a two-phase development with a total of six three-story apartment buildings with a total of 72 apartment units and six garage structures with a total of 62 garage spaces. The applicant is not requesting any Exceptions to the land area regulations, parking, or landscaping. This property is located within a Planned Development Designation and a Final Planned Development Overlay is required.

Applicant Information	Development Review Team Contacts
Applicant: Muth Holdings LLC	Planner: Fletcher Lacock
Property Owner: Muth Holdings LLC	Engineer: Nicole Lecy
Architect: Advanced Home Design, LLC	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

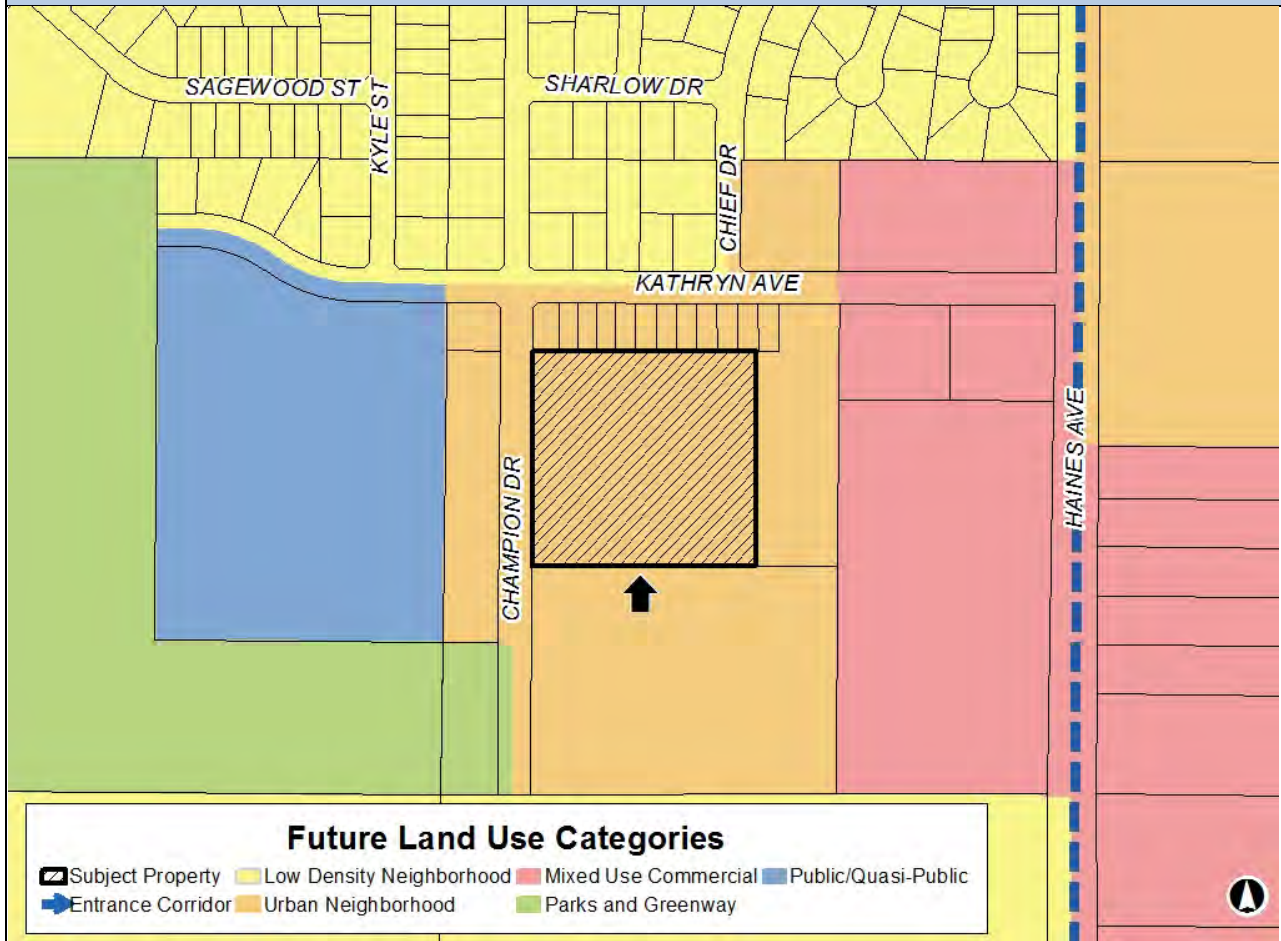
Subject Property Information	
Address/Location	3124 Champion Drive
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	McMahon Subdivision
Land Area	4.85 acres (211,393 square feet)
Existing Buildings	Void of structural development
Topography	Rises in elevation from east to west approximately 10 feet
Access	Champion Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR - PDD	UN	Void of structural development
Adjacent North	MDR - PD	UN	2-unit townhomes
Adjacent South	MDR - PDD	UN	Void of structural development
Adjacent East	GC - PD	UN	Mini-storage facility
Adjacent West	MDR - PDD	UN	Void of structural development

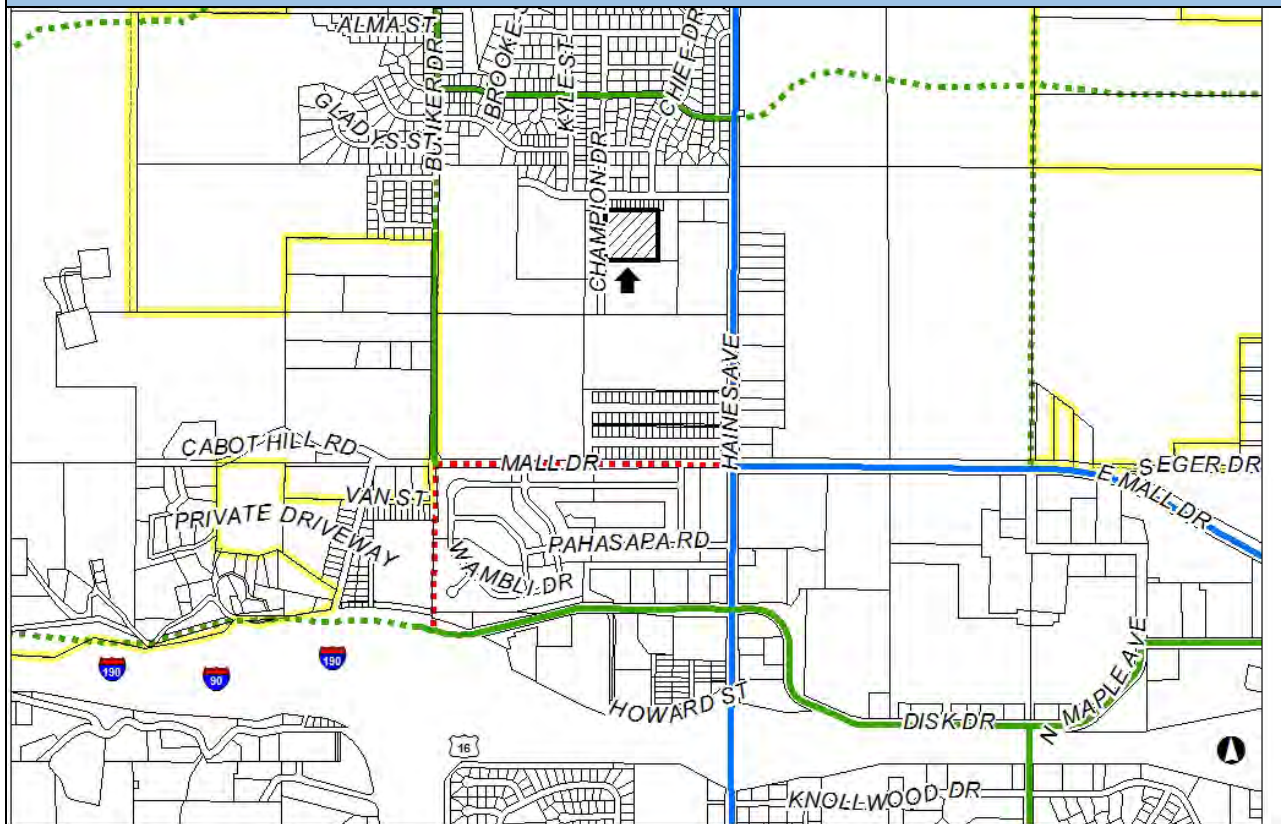




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	<b>Required</b>	<b>Proposed</b>	
Lot Area	113,000 square feet	211,393 square feet	
Lot Frontage / Width	100 feet	451 feet	
Maximum Building Heights	3 stories or 35 feet	3 stories and 35 feet	
Maximum Density	30%	20%	
Minimum Building Setback:			
• Front	25 feet	42 feet	
• Rear	25 feet	42 feet	
• Side	12 feet	26 feet to the north and 25 feet to the south	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	167,317	168,283	
• # of landscape islands	4	4	
Minimum Parking Requirements:			
• # of parking spaces	108	192	
• # of ADA spaces	5 ADA with 1 being van accessible	8 ADA with 4 being van accessible / two spaces do not have the minimum required 5 foot wide access aisle	
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><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 Final Planned Development Overlay:</b></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 4.85 acres in size. The applicant is proposing to construct an apartment complex with a total of 72 units. The applicant is also proposing to construct six detached garage structures for a total of 62 garage spaces. The property is zoned Medium Density Residential District. The proposed apartment complex requires approval of a Final Planned Development Overlay as there are multiple primary structures. Please note that the size of the lot would allow 137 apartment units contingent upon sufficient parking being provided.
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. Multi-family dwellings are permitted 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 to the land area regulations, parking, or landscaping. All requirements of the Rapid City Municipal Code and the Infrastructure Design Criteria Manual are being met.
4. A literal interpretation of this	The property is zoned Medium Density Residential District

chapter would deprive the applicant of rights that others in the same district are allowed:	and multi-family dwellings are identified as a permitted use.
5. Any adverse impacts will be reasonably mitigated:	The applicant is proposing to construct six three-story apartment buildings and six garage structures. The stipulations of approval will ensure that the development complies with Zoning Ordinance, Building Code, Fire Code, and Infrastructure Design Criteria Manual.
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 to the land area regulations, parking, or landscaping. All requirements of the Rapid City Municipal Code and the Infrastructure Design Criteria Manual are being met.

**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-3.2A	<b>Mix of Housing Types:</b> The proposed apartment complex increases the housing variety in the area which is developed with a mix of single-family dwellings and townhomes.
	<b>A Vibrant, Livable Community</b>
LC-1.1E	<b>Context-Sensitive Design:</b> Property to the north is developed with 2-unit townhomes. The proposed three-story apartment buildings will be set back 122 feet from the north property line. The applicant is proposing green space, garages, vehicle circulation and parking between the townhomes and the three-story apartment buildings. The proposed layout supports the goal of incorporating higher density residential and mitigating the impact of a three-story apartment building in a neighborhood of one and two story dwellings.
	<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> Haines Avenue to the east is identified as a Principal Arterial Street on the City’s Major Street Plan. Access to the property is from Champion Drive. The proposed apartment complex does not trigger a Traffic Impact Study.
	<b>Economic Stability and Growth</b>
EC-1.2A	<b>Housing Stock:</b> The proposed apartment complex will expand the variety of housing available in the area. As noted above, Haines Avenue is identified as a Principal Arterial Street and an Entrance Corridor leading to downtown Rapid City. The proposed apartment complex meets the goal of providing housing accessible to employment areas.

	<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 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 Overlay application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Urban Neighborhood
<b>Design Standards:</b>	
SDP-N1	<b>Mix of Housing Types:</b> The proposed Final Planned Development Overlay supports the Comprehensive Plan goal of diversifying the housing available throughout the City. The proposed apartment complex provides a new housing type in an area of the City comprised primarily of single-family dwellings and townhomes.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Deadwood Avenue Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1A	<b>Residential Growth:</b> The proposed apartment complex supports the expansion of new residential development in the Deadwood Avenue Neighborhood Area.

<b>Findings</b>	
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.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
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, the site plan shall be revised to provide ADA compliant 5 foot wide access aisles for two of the ADA parking spaces or the ADA spaces shall be removed as they are not required to meet the minimum 5 required ADA spaces;
2.	Upon submittal of a Building Permit, the applicant shall revise the plans to address red-lined comments;
3.	Upon submittal of a Building Permit, a complete Drainage Report shall be submitted for review and approval;
4.	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,
5.	The Final Planned Development Overlay shall allow for a 72 unit apartment complex and six detached garage structures. 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 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)	
<b>Case # 18PD009</b>	Final Planned Development Overlay to allow an apartment complex
<b>Companion Case(s) #</b>	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.