



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

April 21, 2016

<b>Item #8</b>
<b>Applicant Request(s)</b>
Case # 16PD017 – Final Planned Development Overlay to allow an apartment complex
Companion Case(s) N/A

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

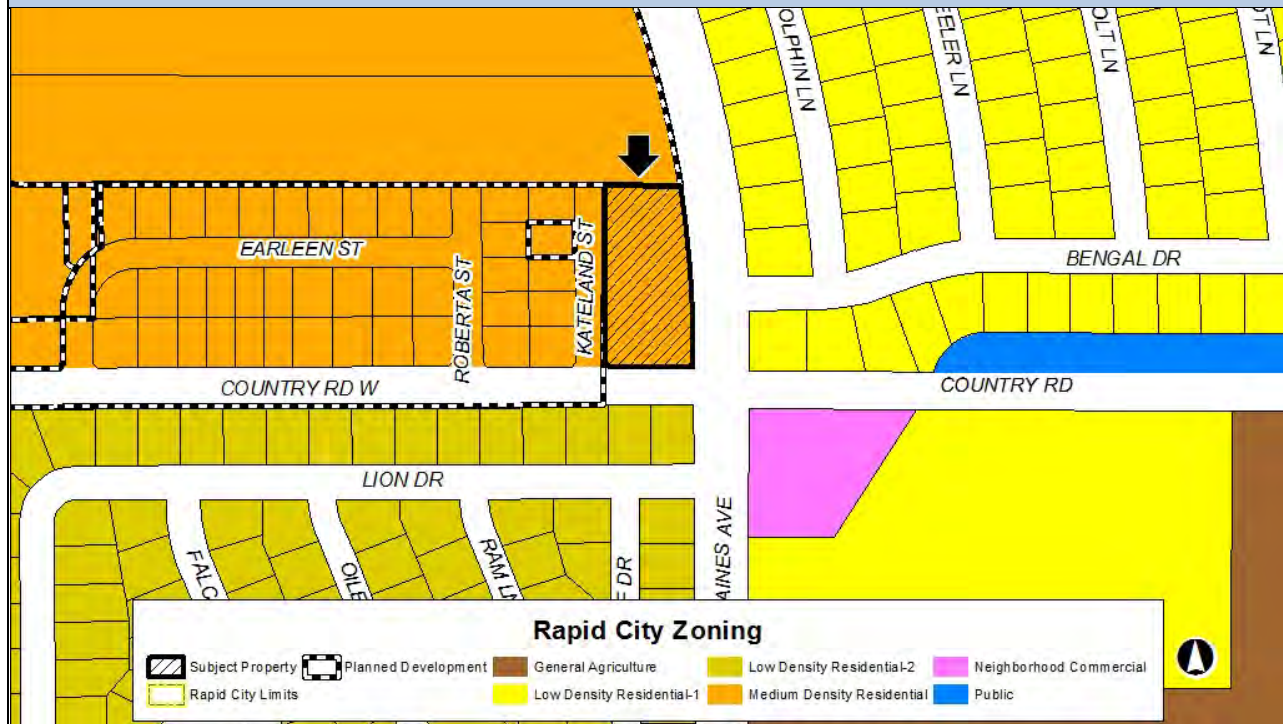
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Final Planned Development Overlay to construct an apartment complex consisting of two apartment buildings. In particular, the applicant is proposing to construct three-story apartment structures with a total of 24 apartment units. The applicant is also proposing to construct a detached storage structure with 20 storage rooms. The applicant is not requesting any Exceptions from the Zoning Ordinance.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Muth Holdings LLC	Planner: Fletcher Lacock
Property Owner: Muth Holdings LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Northwest corner of the intersection of Country Road and Haines Avenue
Neighborhood	Deadwood Avenue
Subdivision	Kateland Subdivision
Land Area	1.06 acres (46,293 square feet)
Existing Buildings	No structures
Topography	Relatively flat
Access	Kateland Street
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	UN – Entrance Corridor	Void of structural development
Adjacent North	MDR-PD	UN	Void of structural development
Adjacent South	LDR II	LDN	Single-family dwellings
Adjacent East	LDR	LDN – Entrance Corridor	Single-family dwellings
Adjacent West	MDR / MDR-PD	UN	Single-family dwellings

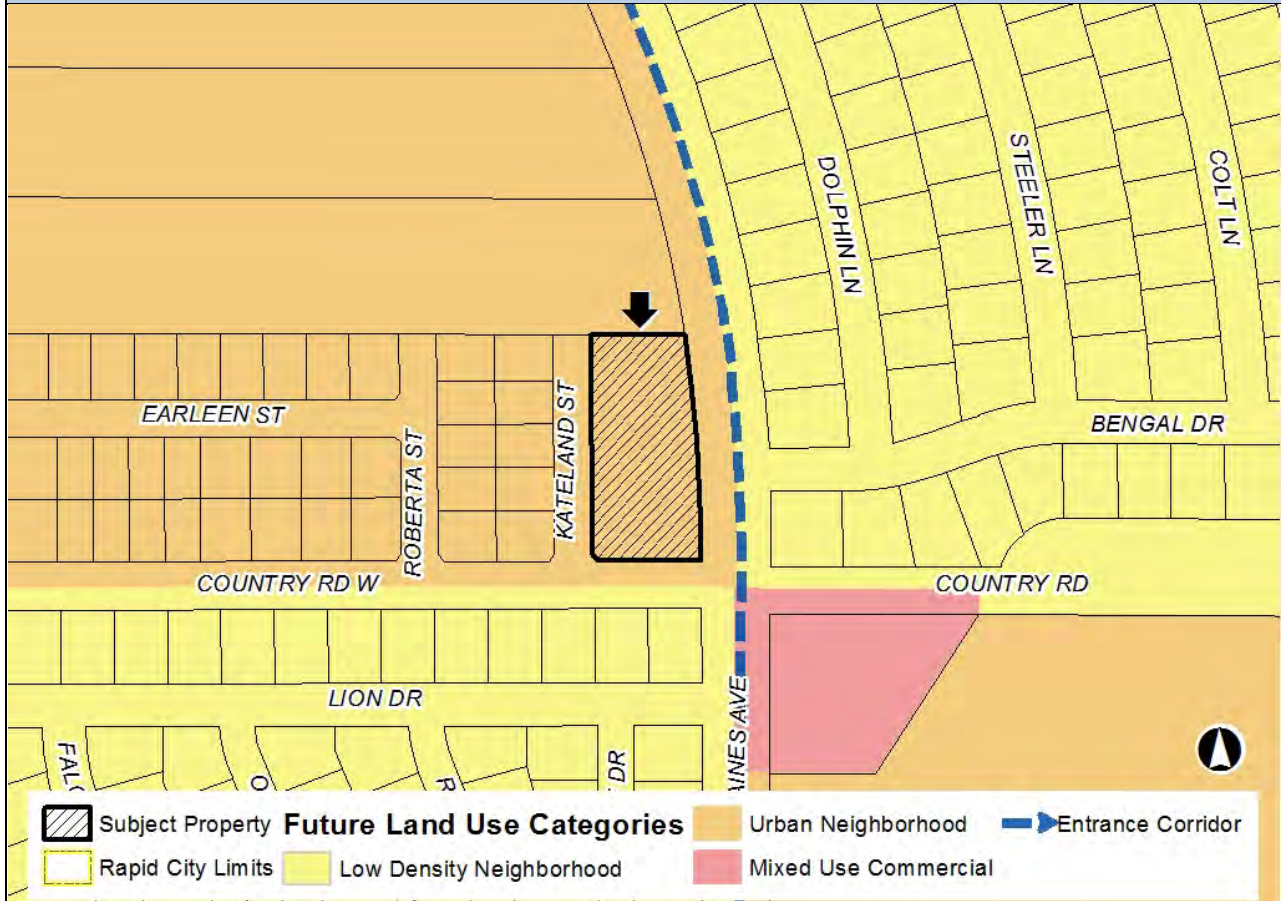
### Zoning Map



### Existing Land Uses



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
N/A			
<b>Relevant Zoning District Regulations</b>			
<b>Office Commercial District</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	41,000 square feet	46,293 square feet	
Lot Frontage / Width	100 feet	Approximately 317 feet	
Maximum Building Heights	3 stories or 35 feet	3 stories and 32 feet	
Maximum Density	30%	22%	
Minimum Building Setback:			
• Front	25 feet	26 feet	
• Rear	25 feet	28.8 feet	
• Side	12 feet	34.6 feet	
• Street Side	25 feet	30 feet	
Minimum Landscape Requirements:			
• # of landscape points	36,093	38,000	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	36	36	
• # of ADA spaces	2	2	
Signage	32 square feet allowed per frontage	Site plan identifies one ground sign in southwest corner of the property	
Fencing	None Required	None proposed	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<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>	
<b>Criteria</b>	<b>Findings</b>
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 1.06 acres in size. The applicant is proposing to construct an apartment complex with two apartment buildings with a total of 24 units. The applicant is also proposing to construct a detached storage building with 20 rooms. Approval of a Final Planned Development Overlay is required to allow two primary structures on a property.
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. However, only one primary structure is permitted per lot and the applicant is proposing to construct two apartment buildings on one lot. Multiple primary structures requires 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 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 two, three-story apartment buildings. Haines Avenue is located on the east

	side of the property and is identified as a Principal Arterial Street on the City's Major Street Plan. The applicant is not proposing access from Haines Avenue and is providing a buffer of trees along the east property line. Access will be taken from Kateland Street.
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:**

<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 adds a needed housing type in an area that is predominately developed with single-family dwellings.
	<b>A Vibrant, Livable Community</b>
LC-2.1A	<b>Targeted Residential Growth Areas:</b> The property is located in an area of the City with existing infrastructure and streets. The proposed infill development maximizes the use of available infrastructure.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1E	<b>Access Management Planning:</b> Haines Avenue is identified as a Principal Arterial Street on the City's Major Street Plan and is a major traffic corridor connecting Rapid City to the north. The applicant is proposing to access the property from Kateland Street thus limiting potential access-related crashes on a higher trafficked street.
	<b>Economic Stability and Growth</b>
	N/A
	<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 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**

<b>Future Land Use Plan Designation(s):</b>	Urban Neighborhood – Entrance Corridor
<b>Design Standards:</b>	
SDP-N1	<b>Mix of Housing Types:</b> Urban Neighborhood identifies higher density residential as a primary use. The proposed apartment complex diversifies the housing located in the area.

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	Deadwood Avenue
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1A	<b>Residential Growth:</b> The proposed apartment complex 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.

**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 along Haines Avenue.

**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 addressing redlined comments. The redlined plans shall be returned to Community Planning;
2.	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,
3.	The Final Planned Development Overlay shall allow for an apartment complex consisting of two apartment buildings with 24 units 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.