



Rapid City Planning Commission

Planned Development Overlay Project Report

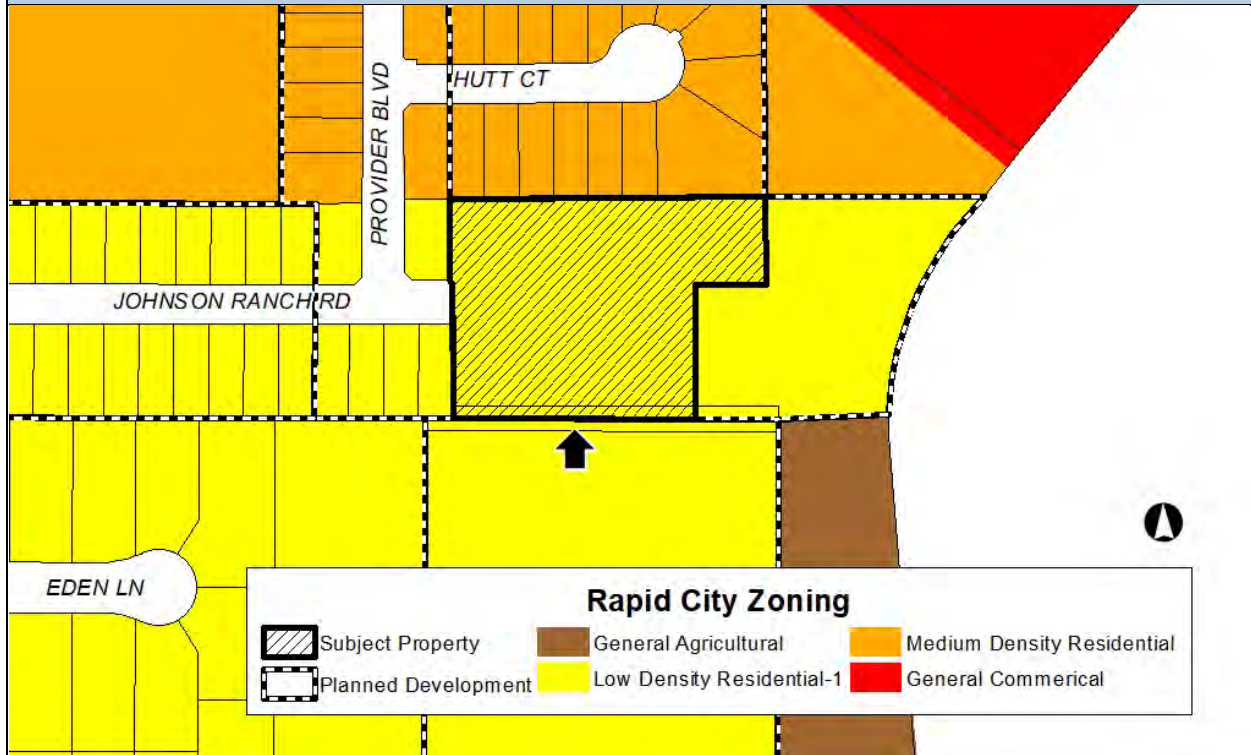
July 25, 2019

Item #9	
Applicant Request(s)	
Case #19PD027 –Final Planned Development Overlay to allow a residential development.	
Companion Case(s) – N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Final Planned Development Overlay to allow a residential development be approved with the stipulations as noted below.	
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow a residential development on property located at the eastern terminus of Johnson Ranch Road. Specifically, the applicant is proposing to construct sixteen single family residences along Johnson Ranch Road in the Johnson Ranch Subdivision. The proposed residences are located on lots ranging in size from 4,927 square feet to 5,677 square feet. On April 5, 2018, the Planning Commission approved an Initial Planned Development Overlay (File# 18PD011) on the subject property to allow a residential development with an Exception to allow minimum lot sizes of 4,922 square feet in lieu of 6,500 square feet required. Additionally, the applicant was granted an Exception to allow a minimum lot width at the front building line of 46 feet in lieu of 50 feet required for the Low Density Residential District and an Exception to allow a maximum lot coverage of 35% in lieu of 30% required in the Low Density Residential District.</p> <p>As a stipulation of granting the Exceptions to allow smaller lot sizes and increased densities of the residential development in the neighborhood, the applicant was required to provide a public park for the neighborhood that included outdoor recreational areas. An application to provide the public recreational space required for the development was approved by the Planning Commission on February 21, 2019. Additionally, the Rapid City Fire Department has previously indicated that fire sprinkler protection would not be required in the proposed residential development if all other area regulations were met outside of the previously granted Exceptions for lot size, lot coverage, and lot width.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream LLC	Planner: John Green
Property Owner: Yasmeen Dream LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	At the eastern terminus of Johnson Ranch Road
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Johnson Ranch Subdivision
Land Area	4.07 acres
Existing Buildings	None
Topography	Relatively flat
Access	Johnson Ranch Road
Water / Sewer	Rapid Valley Sanitary District
Electric/Gas Provider	Black Hills Power/MDU
Floodplain	500 Year

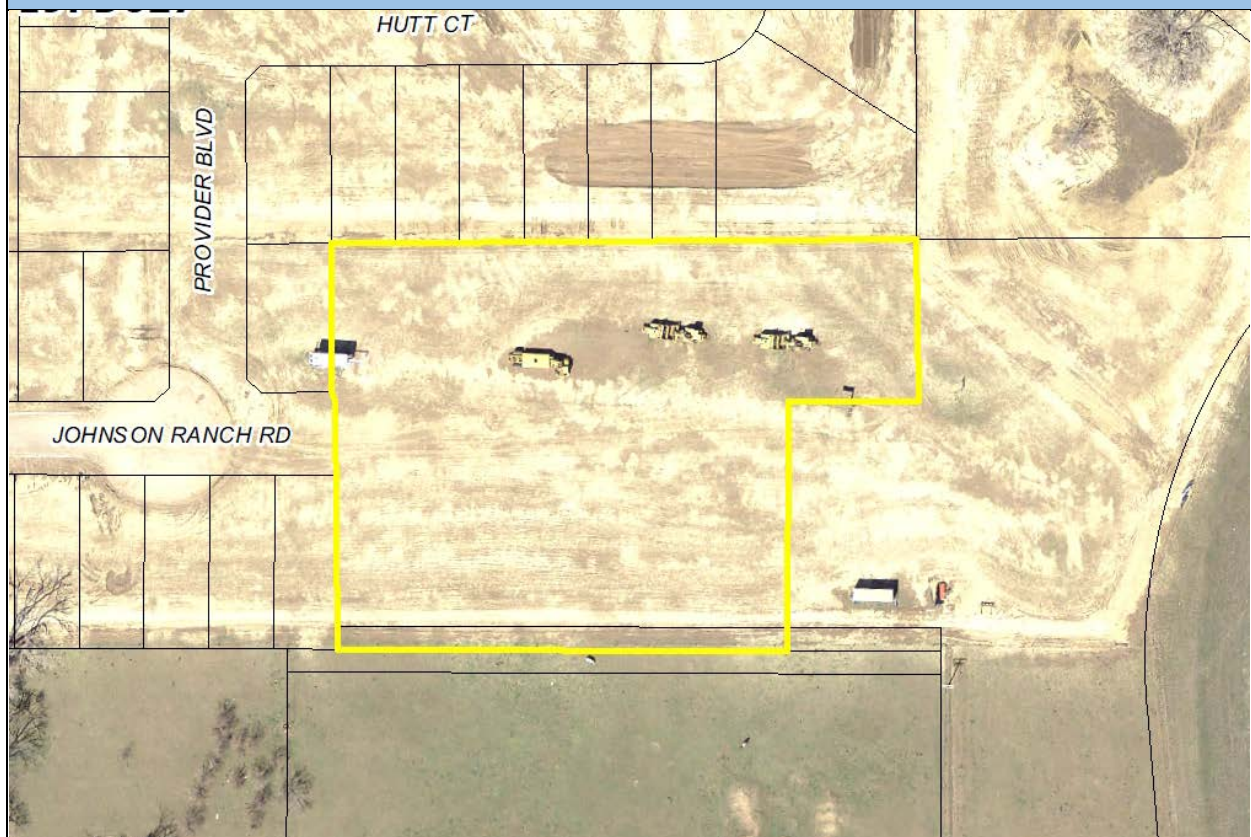
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-PD	LDN	No structural development
Adjacent North	MDR-PD	LDN	No structural development
Adjacent South	LDR-PD	LDN	No structural development
Adjacent East	GC-PD	MUC	Elk Vale Road Right-of-Way
Adjacent West	LDR-PD	LDN	Single Family Residences

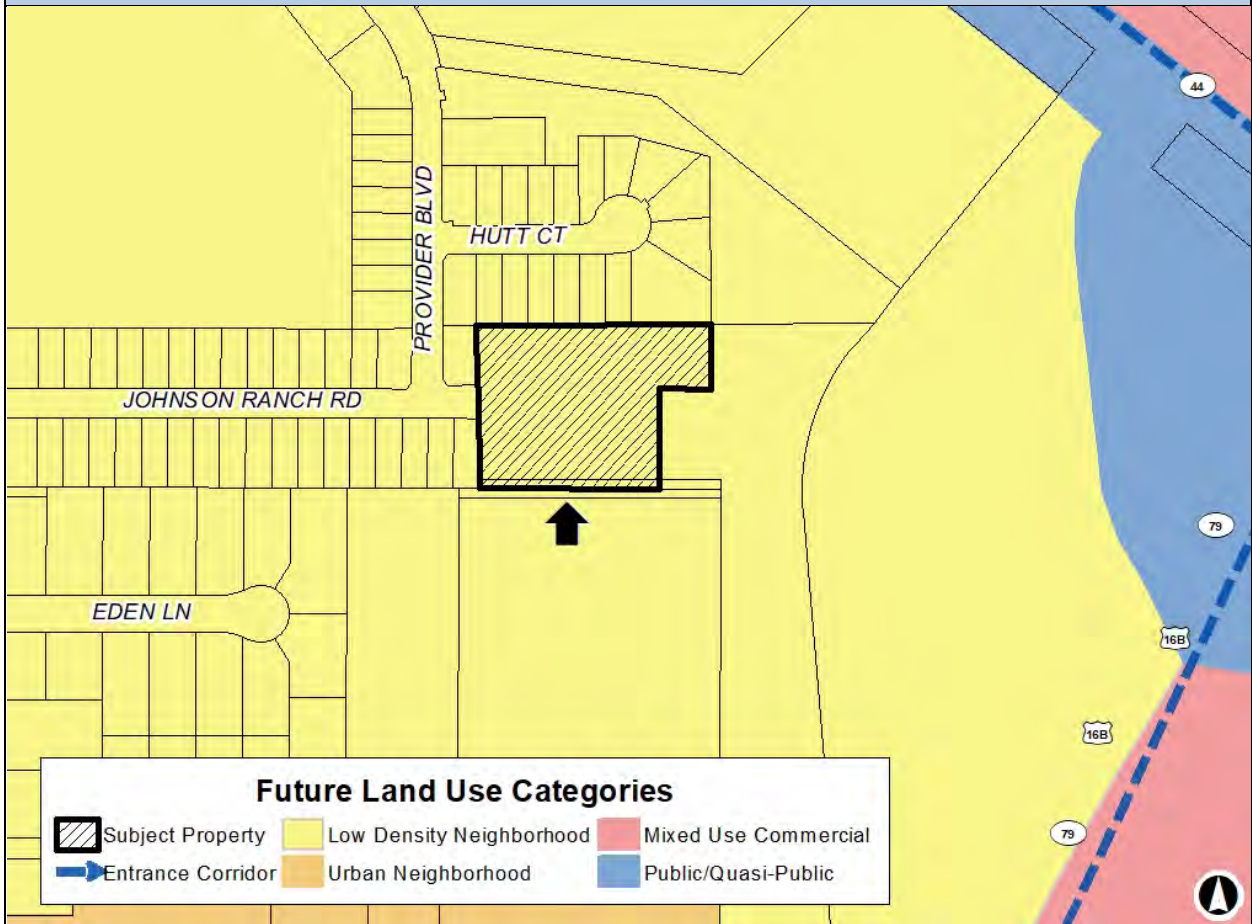
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Mixed Use Commercial
- Entrance Corridor
- Urban Neighborhood
- Public/Quasi-Public

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
18PD011	3/9/18	Initial Planned Development Overlay	PC approved 4/5/18
19PL036	3/9/18	Preliminary Subdivision Plan	Council approved 6/3/19
19PL056	2/6/19	Development Engineering Plan	Currently under review
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	4,927 square feet to 5,677 square feet (Exception previously granted)	
Lot Width	50 feet	46 feet (Exception previously granted)	
Maximum Building Heights	3 stories or 30 feet	1 story – 14.5 feet	
Maximum Density	30%	35% (Exception previously granted)	
Minimum Building Setback:			
• Front	20 feet	20 feet	
• Rear	25 feet	27 feet	
• Side	8 feet	8 feet	
• Street Side	20 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2 per unit	2 per unit	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC 17.50.100	None proposed	
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 a Final 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 subject property is 4.07 acres in size and is zoned Low Density Residential District. The applicant is proposing to construct 16 single family residences on lots located along Johnson Ranch Road. On April 5, 2018, the Planning Commission approved an Initial Planned Development Overlay application (File# 18PD011) to allow a residential development with minimum lot sizes of 4,922 square feet in lieu of 6,500 square feet required. Additionally, the applicant was also granted Exceptions to allow a minimum lot width of 46 feet at the front building line in lieu of 50 feet required and to allow a maximum lot coverage of 35% in lieu of 30% required in the Low Density Residential District. The exceptions were granted so that the applicant could develop the proposed lots as affordable work force single family residences while maintaining availability for on-street parking in the neighborhood. As a stipulation of approval for the development, the applicant was required








	<p>to provide a public park to supplement the smaller lot sizes in the neighborhood. It should be noted that fire sprinkler protection was not required as a stipulation of approval for the Initial Planned Development Overlay since the applicant could show compliance with all setback requirements for each single family residence. The site plan submitted with this Final Planned Development Overlay demonstrates that all setback requirements are being met for the proposed development. Additionally, the applicant has previously submitted a Preliminary Subdivision Plan application (File# 19PL036) for the property that was approved by the Rapid City City Council on June 3rd, 2019. A Development Engineering Plan application (File# 19PL056) for the subject property is currently under review by City staff.</p> <p>The Major Amendment to the Planned Development Overlay to allow a public park for the neighborhood (File# 18PD011) was approved by the Planning Commission on February 21, 2019. This Final Planned Development Overlay application is in compliance with the previously granted exceptions to lot size, width and coverage as previously reviewed and approved under the Initial Planned Development application.</p>
<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>The applicant is proposing to develop 16 proposed lots for use as a single family residential development. Specifically, the applicant has submitted a site plan showing construction of 16 single family residential units on lots ranging in size from 4,927 square feet to 5,677 square feet. Single family residences are a permitted use within the Low Density Residential District.</p>
<p>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:</p>	<p>No Exceptions are being requested as part of this Final Planned Development Overlay application. On April 5, 2018, the Planning Commission approved an Initial Planned Development Overlay application (File# 18PD011) for the subject property to allow a residential development. As part of that application, the applicant was granted multiple exceptions to allow smaller lot sizes, dimensions, and increased lot coverages. Specifically, the applicant was granted an Exception to allow reduced minimum lot sizes of 4,922 square feet in lieu of the minimum 6,500 square feet required in the Low Density Residential District. Additionally, the applicant requested Exceptions to allow a minimum lot width at the front building line of 46 feet in lieu of 50 feet and an Exception to allow a maximum lot coverage 35% in lieu of 30% required in the Low Density Residential District.</p> <p>The applicant has submitted a Development Engineering Plan application that is currently being reviewed by the City (File# 19PL056). The site plan submitted with this application is in compliance with the previously granted exceptions and stipulations of approval for the Initial Planned Development Overlay application previously approved on the subject property.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in</p>	<p>Single family residences are a permitted use in the Low Density Residential District.</p>

the same district are allowed:	
5. Any adverse impacts will be reasonably mitigated:	The stipulations of approval of this application will serve to reasonably mitigate any adverse impacts.
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:	No exceptions are being requested as part of this Final Planned Development Overlay application. Exceptions were previously granted to allow a reduced minimum lot size, lot width, and increased maximum lot coverage for the proposed development. The site plan submitted with this application is in compliance with the previously granted exceptions and stipulations of approval for the Initial Planned Development Overlay application previously approved on the subject property.

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 proposed development utilizes existing vacant land within City limits to provide housing for the community. The proposed lot sizes encourage denser development standards and increase the affordability of the neighborhood.
	A Vibrant, Livable Community
LC-2.1A	Targeted Residential Growth Areas: The proposed development utilizes existing infrastructure and services within the Urban Services Boundary.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The proposed development will be accessed via Johnson Ranch Road, which is classified as a Local Street. Driveway access approaches will be a maximum of 20 feet wide to ensure that the proposed residential lots still provide adequate on-street parking within the right-of-way for guests visiting the development.
	Economic Stability and Growth
EC-1.2A	Housing Stock: 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 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
GDP-N3	Cluster Development: The proposed development includes lots ranging in size from 4,927 square feet to 5,677 square for single family residences. The smaller lots are intended to keep the new homes affordable, while providing higher densities of development. As part of the stipulations of approval previously granted for the proposed development, the applicant is creating a public park intended to provide open recreational space to the neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1G	Residential Growth: The proposed development utilizes existing infrastructure for development and provides housing for the surrounding neighborhood.

Findings	
Staff has reviewed the Final Planned Development Overlay to allow a residential development 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 application is in compliance with the Exceptions granted with the previously approved Initial Planned Development Overlay application.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow a residential development be approved with the following stipulations:	
1.	The previously granted exception is hereby acknowledged to allow a reduced minimum lot size of 4,922 square feet in lieu of 6,500 square feet required;
2.	The previously granted exception is hereby acknowledged to allow a reduced minimum lot width at the front building line of 46 feet in lieu of 50 feet required;
3.	The previously granted exception is hereby acknowledged to allow a maximum lot coverage of 35% in lieu of 30% allowed;
4.	Prior to issuance of a Building Permit, construction on Provider Boulevard to East Saint Patrick Street to provide a second access for the development shall resume or an Exception to allow more than 40 dwelling units with one point of access shall be obtained;
5.	Prior to issuance of a Certificate of Occupancy, a Final Plat application for the proposed lots shall be submitted for review and approval;
6.	All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Final Planned Development Overlay. Changes to the proposed sign package, which the Department of Community Development Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Development Overlay. All signage not in conformance with the Sign Code shall require a Major Amendment to the Final Planned Development. Any electronic reader board signs shall require the review and approval of a Major Amendment to the Final Planned Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign; and,
7.	The Final Planned Development Overlay shall allow a residential development in the Low Density Residential District. All requirements of the Low Density Residential District shall be maintained unless specifically authorized as a stipulation of this Final Planned

	Development Overlay or a subsequent Major Amendment to the Planned Development. All uses permitted in the Low Density Residential District which do not increase parking requirements shall be permitted contingent upon an approved Building Permit. All conditional uses in the Low Density Residential District or uses which increase the required amount of parking on the site shall require a Major Amendment to the Planned Development.
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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 #	19PD027	Final Planned Development Overlay to allow a residential development
Companion Case(s)	N/A	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;	
3.	All requirements of the currently adopted Building Code shall be met;	
4.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;	
5.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading;	
6.	ADA accessibility shall be provided throughout the structure and site as necessary;	
7.	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;	
8.	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,	
9.	All applicable provisions of the adopted International Fire Code shall continually be met.	