



Rapid City Planning Commission

Planned Development Project Report

May 5, 2016

Item 4	
Applicant Request(s)	
Case # 16PD021, a Major Amendment to the Planned Development to allow the second phase of a multifamily housing development.	
Companion Case #16RZ013	A request to rezone property from General Agriculture District to Office Commercial District

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to the Planned Development to allow the second phase of a multifamily housing development be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Major Amendment to the Planned Development Overlay to allow construction of multifamily housing on approximately 9.23 acres of property zoned Office Commercial District. The proposed multifamily housing is the second phase of the ongoing Copper Ridge Apartments located west of U.S. Highway 16 along the west side of Promise Road. Phase one of development consisted of 150 dwelling units located in two apartment structures, nine garage structures housing 101 garage stalls, and an office/clubhouse with a pool. The applicant is proposing an additional three apartment buildings comprising an additional 201 dwelling units, as well as 5 more garage structures to house 41 single car garages for use by tenants. The proposed second phase will match the architectural style and materials constructed as a part of phase one, including an Exception to allow a maximum permitted height of 56 feet which was approved as a part of the original Final Planned Development for the entire development. There are no additional Exceptions being requested as a part of this Major Amendment to the Planned Development. The applicant has submitted and associated request to rezone a portion of the property from General Agriculture District to Office Commercial District (File #16RZ013) The requested rezone will tentatively be heard at the May 26, 2016 Planning Commission meeting.

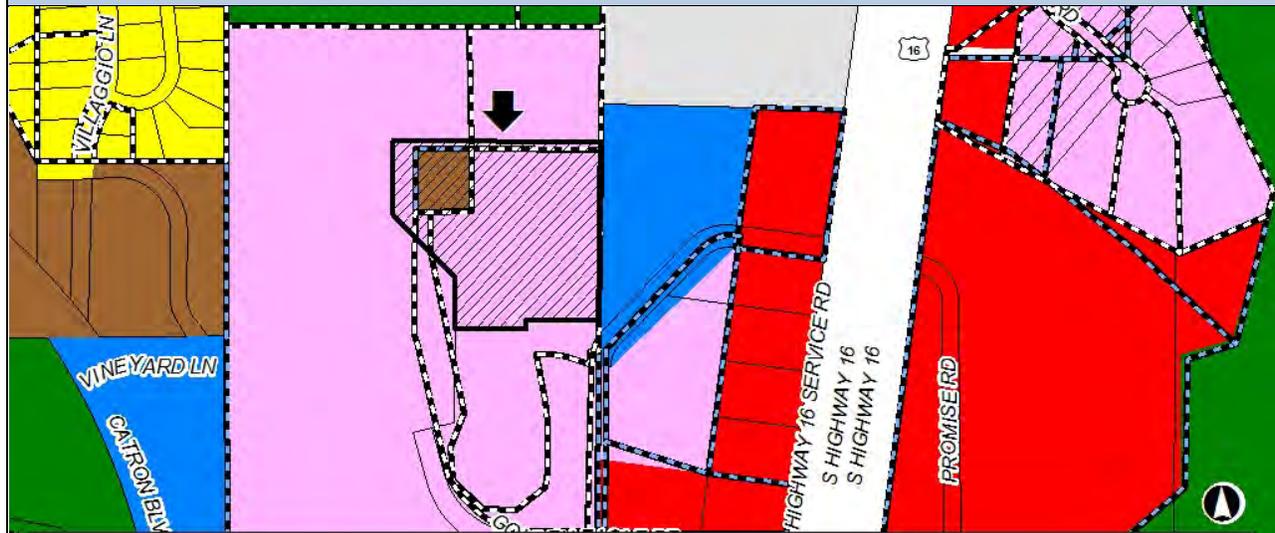
Development Review Team Contacts	
Applicant: Bob Brandt	Planner: Robert Laroco
Property Owner: Copper Ridge, LLC	Engineer: Nicole Lecy
Architect: Schramm Architects, LLC	Fire District: Tim Behlings
Engineer: Willadsen Lund Engineering	School District: Kumar Veluswamy
Surveyor: Willadsen Lund Engineering	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2000 Promise Road, at the southern terminus of Promise Road, west of U.S. Highway 16
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Copper Ridge Subdivision
Land Area	9.23 acres, approximately 402,059 sq ft
Existing Buildings	No existing structures
Topography	Existing ridgeline sloping sharply downhill to the west, east, and north
Access	Promise Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC/PD, GA/PDD	Employment Area	No structural development
Adjacent North	OC, OC/PD	Employment Area	No structural development
Adjacent South	OC/PD	Employment Area	Multifamily housing
Adjacent East	Public	Public Use	Rapid City Fire Department
Adjacent West	OCPDD	Employment Area	No structural development

Zoning Map



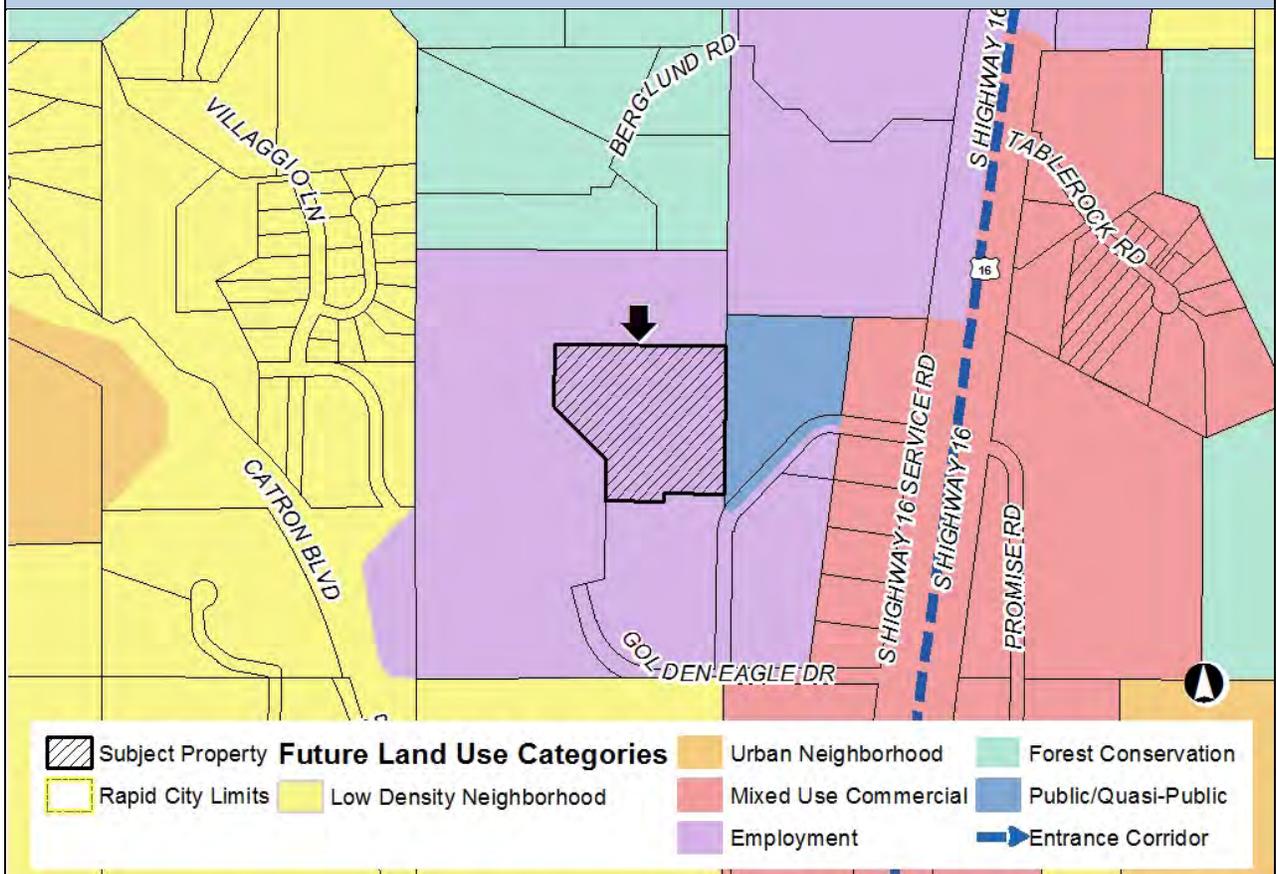
Rapid City Zoning



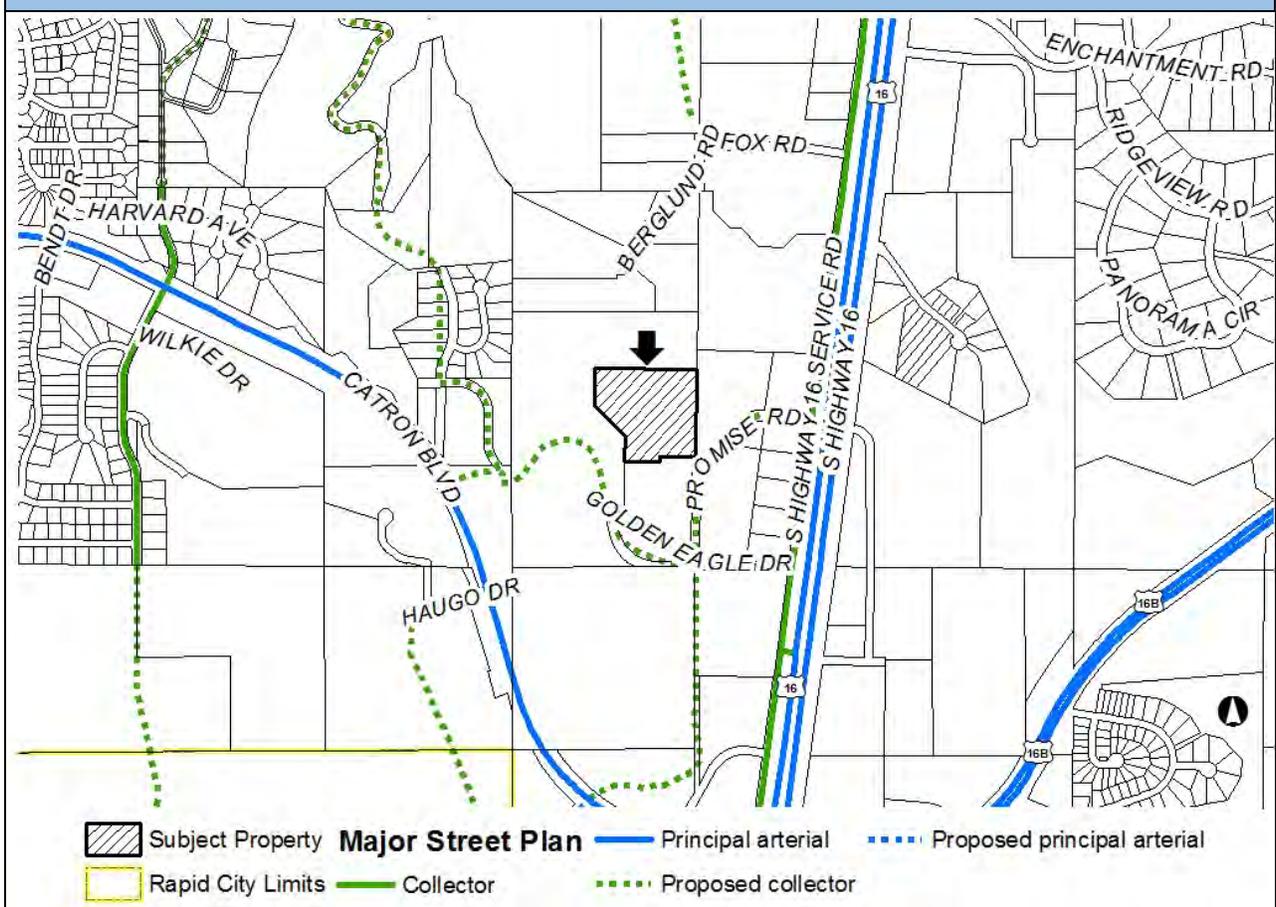
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
12PD013	5/24/12	Initial and Final Planned Development	PC approved w/ stip
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed/Existing	
Lot Area	Minimum 305,500 sq ft	9.23 acres, approximately 402,059 sq ft	
Lot Frontage	No minimum required	0 ft.	
Maximum Building Heights	4 stories, 56 ft (per 12PD013)	4 stories, 56 feet	
Maximum Density	35%	14.56%	
Minimum Building Setback:			
• Front	25 ft	Approximately 37 feet to southern property line (no lot frontage on a public street)	
• Rear	12 ft	Approximately 122 ft	
• Side	25 ft to eastern property line, all other property lines, 12 ft	Minimum 40 ft to all side yard property lines	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	270,039 points required	274,031 points provided	
• # of landscape islands	6	6	
Minimum Parking Requirements:			
• # of parking spaces	Phase 1: 225 Phase 2: 302 Total: 527 required	Phase 1: 294 Phase 2: 260 Total: 554 spaces provided	
• # of ADA spaces	Total: 11, 2 van accessible Phase 2: 8, 1 van accessible	Total: Minimum of 11, 6 van accessible Phase 2: 8, 6 van accessible	
Signage	Per RCMC	No additional signage proposed	
Fencing	Per RCMC	6 foot tall trash enclosures	

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 in a request for a Planned Development:	
	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 402,059 square feet of land located on a ridgeline surrounded by steep, tree-covered canyons on three sides. The steep topography of the site may create special conditions on the property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property is located within an existing Planned Development boundary, requiring that a Final Planned Development be approved for the property prior to issuance of a building permit. The applicant has submitted a request to rezone a portion of the property from General Agriculture District to Office Commercial District. Multifamily housing is neither a permitted nor a conditional use in the General Agriculture District. As such, prior to issuance of any building permit for any structures located within property zoned General Agriculture District, the property must be rezoned to Office Commercial District. The application of these regulations does not create a practical difficulty or

	undue hardship.
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 previously noted, the applicant is proposing to match the architectural style and materials approved as a part of the first phase of development. An Exception to increase the permitted height of the building from 45 feet to 56 feet was approved for the entire development as a part of the Initial and Final Planned Development for the first phase. The additional building height will also be included in this phase of development. No other Exceptions are being requested as a part of this phase of development.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	Multifamily housing in multiple structures is a conditional use in the Office Commercial District. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	<p>As previously noted, multifamily housing in multiple structures is a conditional use in the Office Commercial District. This Major Amendment to the Planned Development will serve as the tool to ensure that potential impacts of the development are mitigated to the greatest extent possible. Based on the character of the existing apartments, it appears that the additional height previously approved for the complex is appropriate for this phase of development. All parking, landscaping, setbacks, and lot coverage requirements are being met.</p> <p>As a part of the submitted application materials for this Major Amendment, the applicant submitted an update to the original Traffic Impact Analysis which included the growing development at the intersection of U.S. Highway 16 and Catron Boulevard in the analysis. Public Works and Transportation Planning have not noted any issues with the submitted update, which does not identify any immediate necessary improvements to the area transportation network. Prior to issuance of a building permit a signed and sealed final copy of the submitted Traffic Impact Analysis Addendum must be submitted to Community Planning and Development Services.</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.	The second phase of Copper Ridge Apartments will add an additional 201 dwelling units to the property in character with the existing multifamily housing to the south. All other requirements of the Office Commercial District are being provided as a part of the Major Amendment to the Planned Development.

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-1.2A	Priority Infill Areas: The proposed Major Amendment, in combination with the previously approved Planned Development, encourage infill development with multifamily housing in an area which has previously been skipped over for development.

		A Vibrant, Livable Community
LC-2.1A	<u>Targeted Residential Growth Areas:</u> The proposed Final Planned Development is located within the existing Urban Services Boundary and will utilize existing infrastructure.	
		A Safe, Healthy, Inclusive, and Skilled Community
		Efficient Transportation and Infrastructure Systems
N/A	N/A	
		Economic Stability and Growth
N/A	N/A	
		Outstanding Recreational and Cultural Opportunities
N/A	N/A	
		Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities:</u> The Major Amendment to the Planned Development requires notification of surrounding property owners within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Planned Development	

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Employment Area
Design Standards:	
GDP-EA1	<u>Relationship to Surrounding Development:</u> The proposed development matches the architectural style and materials of the previously constructed phase of development, creating a cohesive neighborhood feel.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood
Neighborhood Goal/Policy:	
US16-NA1.1A	<u>Residential Growth:</u> The requested Major Amendment to the Planned Development encourages residential growth within the neighborhood and north of Moon Meadows Road.

The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:	
•	The applicant is proposing a second phase of the existing Copper Ridge Apartments consisting of three additional buildings housing 201 additional dwelling units. The applicant is also proposing five additional garage structures with 41 individual garages. The previously approved Exception for height is being included as a part of this Major Amendment. All other requirements of the Rapid City Municipal Code are being met as a part of this second phase.
•	The request will allow additional construction of multifamily housing in the U.S. Highway 16 neighborhood.

•	The associated request to Rezone the property must be completed prior to issuance of a Building Permit for Building #4 as shown in submitted plans.
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Staff recommends that the requested Major Amendment to the Planned Development be approved in conjunction with the associated rezone and with the following stipulations:	
1.	The previously approved Exception to increase the maximum height of the building from 35 feet to 56 feet is hereby acknowledged;
2.	Prior to issuance of a building permit, all redline comments shall be addressed and all plans returned to Community Planning and Development Services;
3.	Prior to issuance of a building permit, the applicant shall confirm with Rapid City Fire Department that adequate fire flows are available for the proposed development;
4.	Prior to issuance of a building permit for and structural development within areas of the property currently zoned General Agriculture District, this area must be rezoned to Office Commercial District;
5.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) message centers are being approved as a part of this Final Planned Development. The inclusion or addition of any LED message centers shall require a Major Amendment to the Planned Development. A sign permit shall be obtained on each sign, and;
6.	This Major Amendment to the Planned Development shall allow for development of the second phase of the Copper Ridge Apartments. All requirements of the Office Commercial District shall be continually maintained unless specifically stipulated as a part of this Major Amendment or a subsequent Major Amendment to the Planned Development. All uses permitted in the Office Commercial District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses in the Office Commercial District shall require a Major Amendment to the Planned Development.