



Rapid City Planning Commission

Initial Planned Development Overlay Project Report

November 7, 2019

Item #7
Applicant Request(s)
Case # 19PD041 – Initial Planned Development Overlay to allow an apartment complex
Companion Case(s) N/A

Development Review Team Recommendation(s)
Staff recommends approval with stipulations as noted below.

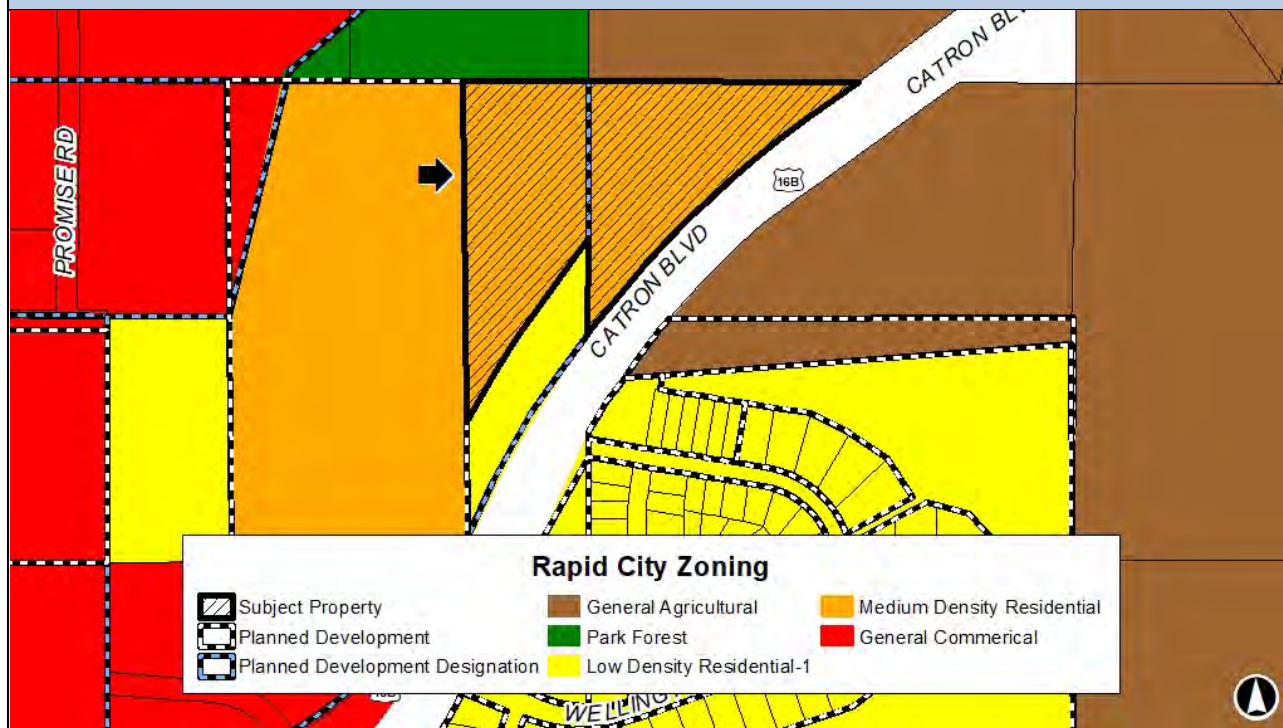
Project Summary Brief	
<p>The applicant has submitted an Initial Planned Development Overlay to allow an apartment complex on a parcel of land approximately 10.82 acres in size zoned Medium Density Residential District. In particular, the applicant is proposing to construct a 168-unit apartment complex with six apartment buildings and a clubhouse. The proposed height will be two three-story apartment buildings with a maximum height of 35 feet and four two-story apartment structures. The applicant is requesting two Exceptions: to reduce the number of landscaped parking lot islands from 5 to 2 and to allow less than 50% of the landscaping to be located within 20 feet of a parking area. The property is located north of the intersection of Catron Boulevard and Wellington Drive northeast of the intersection of Mount Rushmore Road and Catron Boulevard. Currently, the property is void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Lloyd Companies	Planner: Fletcher Lacock
Property Owner: IRET Properties	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: FMG Engineering	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1330 Catron Boulevard
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Meadow View Subdivision
Land Area	10.82 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from southeast to northwest approximately 30 feet
Access	Catron Boulevard
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

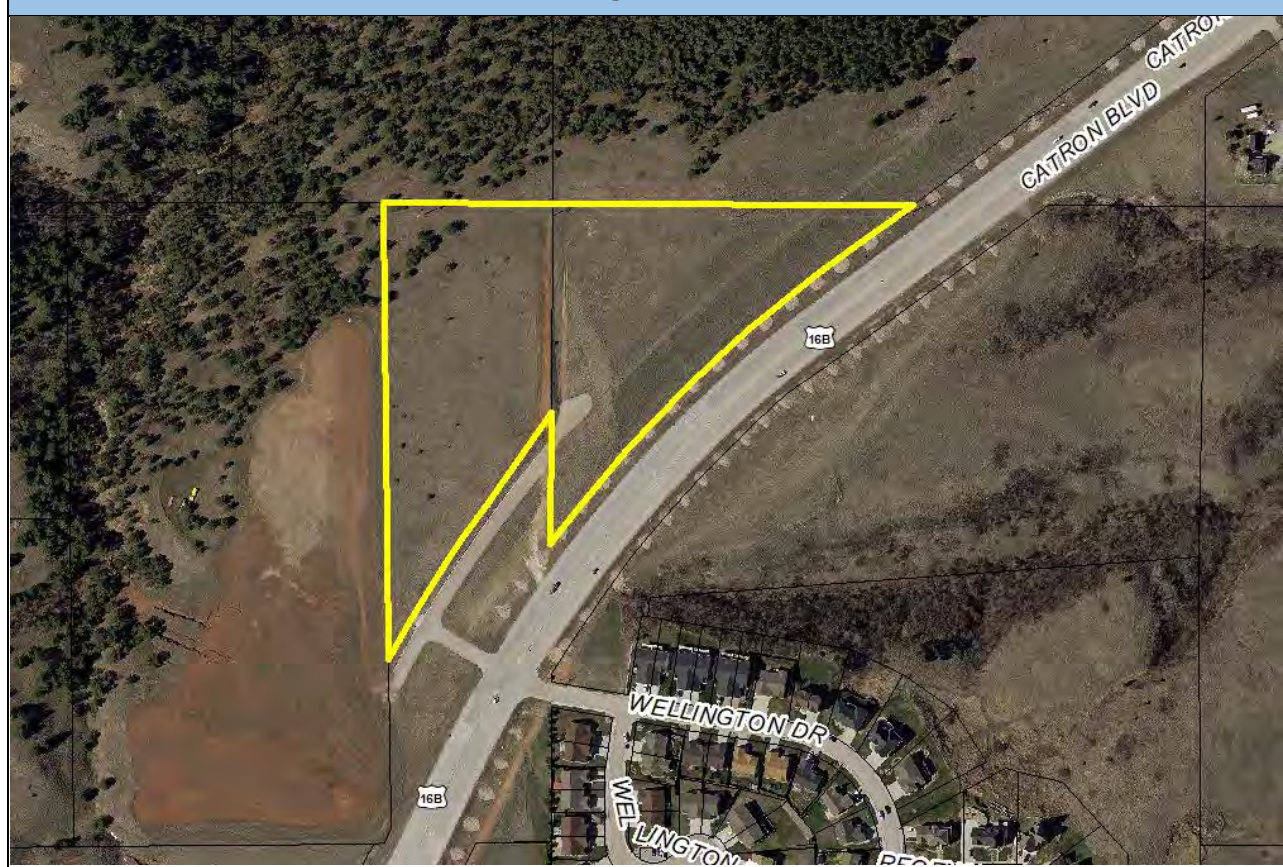
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR - PDD	LDN – Entrance Corridor	Void of structural development
Adjacent North	PF and GA	FC and LDN	Void of structural development
Adjacent South	GA and LDR - PD	LDN – Entrance Corridor	Townhomes and single-family dwellings
Adjacent East	GA	LDN – Entrance Corridor	Void of structural development
Adjacent West	MDR - PD	UN – Entrance Corridor	Void of structural development

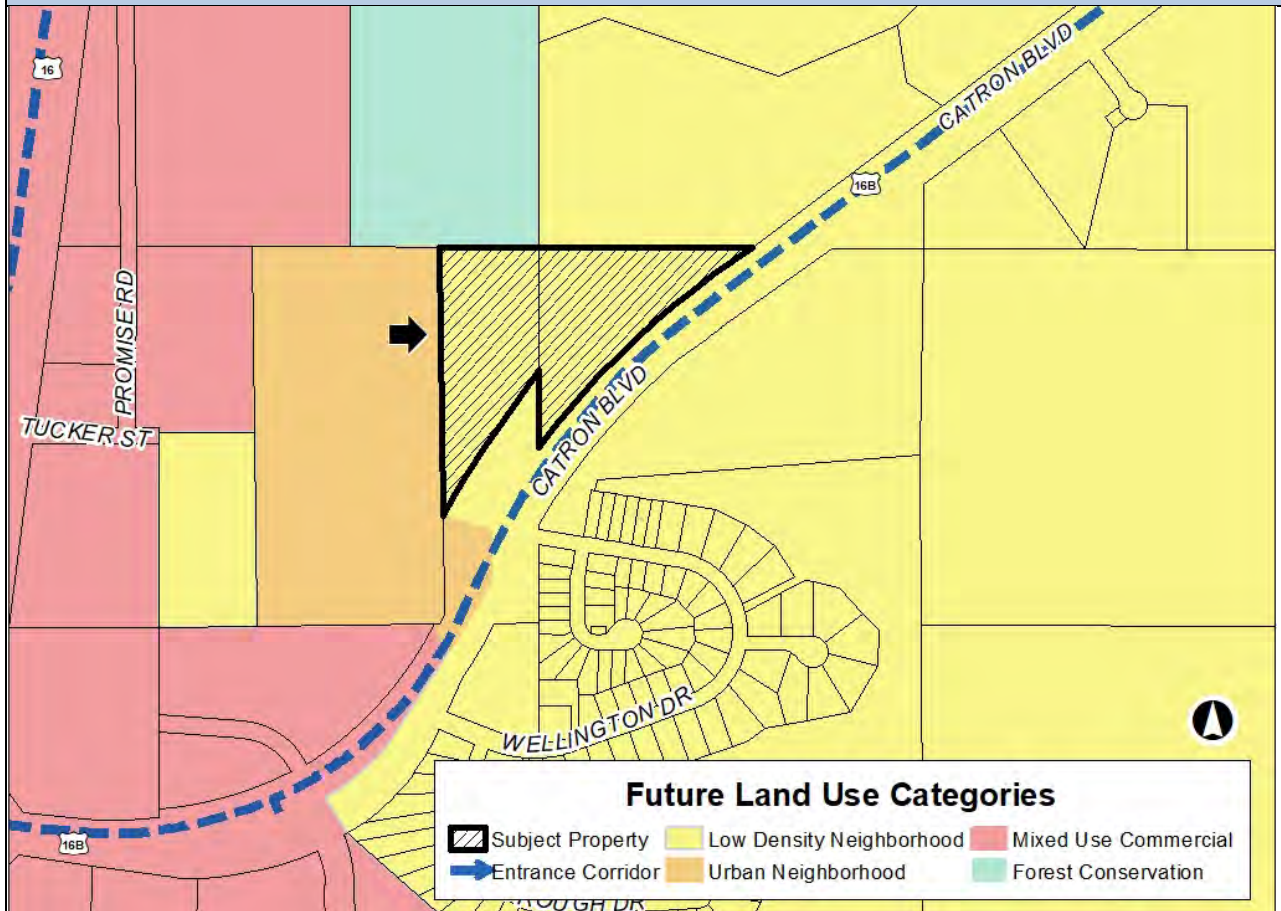
Zoning Map



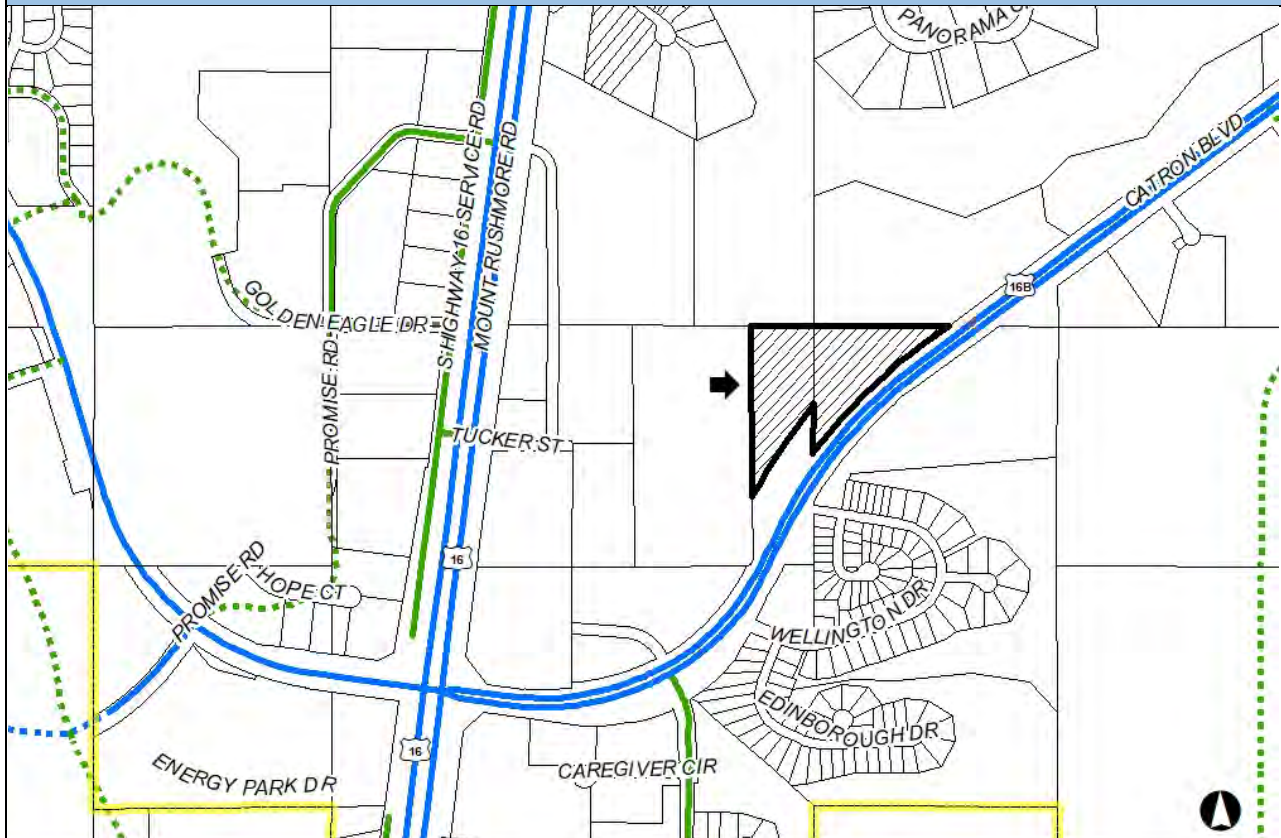
Existing Land Uses



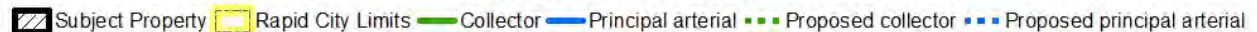
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan




Relevant Case History			
Case/File#	Date	Request	Action
13RZ021	11/04/2013	Rezoning from Low Density Residential District to Medium Density Residential District for Tract A	Approved in conjunction with Planned Development Designation
13PD040	09/26/2013	Planned Development Designation	Staff approved
01PD055	11/19/2001	Planned Development Designation	City Council approved
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	257,000 square feet	470,488 square feet	
Lot Width	50 feet	1,925 feet	
Maximum Building Heights	3 stories or 35 feet	Two and three-story structures, maximum 35 feet	
Maximum Density	30%	Approximately 15%	
Minimum Building Setback:			
• Front	25 feet	30 feet	
• Rear	25 feet	170 feet	
• Side	12 feet	20 feet / 73 feet	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	Not required with Initial Planned Development	N/A	
• # of landscape islands	5	5	
Minimum Parking Requirements:			
• # of parking spaces	252	252	
• # of ADA spaces	7	9	
Signage	As per RCMC 17.50.100	None shown	
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 an Initial 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 property is comprised of approximately 10.82 acres of land zoned Medium Density Residential District with a Planned Development Designation. 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 with a Planned Development Designation. 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 applicant is requesting two Exceptions from Chapter 17.50.300 of the Rapid City Municipal Code. The first Exception request is to reduce the number of landscaped parking lot islands from 5 to 2. The applicant has indicated that the two proposed landscaped islands will exceed the size of the five required landscaped islands. There are also three proposed landscaping areas within the parking lot which do not qualify as islands. Staff recommends that the Exception to reduce the number of landscaped parking lot islands be granted.

	<p>The applicant is also requesting an Exception to waive the requirement that 50% of the landscaping be provided within 20 feet of the parking lot. The applicant has stated that the majority of the landscaping will be proposed on the south side of the property to provide a buffer to Catron Boulevard and the residential district to the south. Staff recommends that the Exception request be granted contingent upon a landscape buffer being provided along the south property line as proposed.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	<p>The property is zoned Medium Density Residential District which allows for multi-family dwellings. The applicant is proposing to construct six primary structures which requires the approval of a Final Planned Development Overlay.</p>
5. Any adverse impacts will be reasonably mitigated:	<p>The proposed 168-unit apartment complex requires that upon submittal of a Final Planned Development Overlay application, the applicant submit a Traffic Impact Study or obtain an Exception to waive the requirement</p> <p>As noted above, the applicant is requesting two Exceptions; to reduce the number of landscaped parking islands from 5 to 2 and to waive the requirement for 50% of the landscaping to be located within 20 feet of the parking lot. The site plan identifies that the two landscape islands will be larger in size and the applicant has indicated that a landscape buffer will be proposed along the south property line. The applicant should be aware that a detailed landscape plan must be submitted with the Final Planned Development Overlay application.</p> <p>The proposed apartment complex requires a minimum of 67,200 square feet of useable open space. The applicant has submitted a site plan that shows 231,000 square feet of open area which will include, a clubhouse, swimming pool, dog walk, playground, and patio. The remainder of the open space will be landscaped.</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>The applicant is proposing two larger landscaped parking islands which will better support the proposed plantings. In addition, the applicant is proposing three additional landscape bump-outs which do not technically count as "islands". In addition, the proposed development encompasses 10.82 acres located adjacent to Catron Boulevard. The applicant has indicated that a landscape buffer will be provided along the south property line to screen from Catron Boulevard and from the residential neighborhood to the south.</p>

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-3.2A	Mix of Housing Types: The proposed apartments will provide additional housing options in the U.S. Highway 16 Neighborhood Area.

	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Catron Boulevard is identified as a Principal Arterial Street on the City's Major Street Plan. The applicant should be aware that the proposed access, located within an H-Lot, must be named. In addition, a Traffic Impact Study must be submitted with the Final Planned Development Overlay application or an Exception must be obtained to waive the requirement.
	Economic Stability and Growth
EC-1.2A	Housing Stock: The proposed apartment complex provides additional housing options in the U.S. Highway 16 Neighborhood Area.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Initial 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 Initial 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	
Future Land Use Plan Designation(s):	Low Density Neighborhood / Entrance Corridor
Design Standards:	
N/A	Multi-family dwellings are identified as a permitted use in the Medium Density Residential District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
US16-NA1.1A	Residential Growth: The proposed Initial Planned Development Overlay supports the goal of promoting new residential growth in the U.S. Highway 16 Neighborhood Area.

Findings	
<p>Staff has reviewed the Initial 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 an Initial Planned Development Overlay application to allow an apartment complex with two three-story apartment buildings and four two-story apartment buildings with a total of 168 dwelling units. The applicant is requesting two Exceptions: to reduce the number of landscaped parking lot islands from 5 to 2 and to waive the requirement that a minimum of 50% of landscaping be</p>	

located within 20 feet of the parking lot. The applicant is proposing larger sized landscaped islands with three additional bump-outs within the parking lot. In addition, the applicant has indicated that upon submittal of the Final Planned Development Overlay application, a landscape plan will be provided showing a landscaped buffer along Catron Boulevard to provide screening. The proposed development supports residential growth in the U.S. Highway 16 Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Initial Planned Development Overlay to allow an apartment building be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the number of landscaped parking lots islands from 5 to 2 contingent upon the two proposed landscape islands being a minimum of 500 square feet in size;
2.	An Exception is hereby granted to waive the requirement to provide 50% of the landscaping within 20 feet of the parking lot contingent upon a landscape plan being submitted with the Final Planned Development Overlay application identifying a landscape buffer along the south property line;
3.	Prior to submittal of a Final Planned Development Overlay application, a street name for the access road shall be submitted to the Emergency Services Communications Center for review and approval. In addition, the site plan shall show the approved street name;
4.	Upon submittal of a Final Planned Development Overlay application, a Traffic Impact Study shall be submitted for review and approval or an Exception shall be obtained to waive the requirement;
5.	Upon submittal of a Final Planned Development Overlay application, address redline comments regarding water, sewer and access;
6.	Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval;
7.	Prior to issuance of a Building Permit, a Developmental Lot Agreement or a Lot Line Consolidation Plat shall be approved; and,
8.	This Initial Planned Development Overlay shall allow a 168-unit apartment complex. Prior to issuance of a Building Permit, a Final Planned Development Overlay shall be submitted for review and approval. Any conditional use shall require the review and approval of a Final Planned Development Overlay.



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 # 19PD041	Initial Planned Development Overlay to allow an apartment complex
Companion Case(s) #	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.	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.