

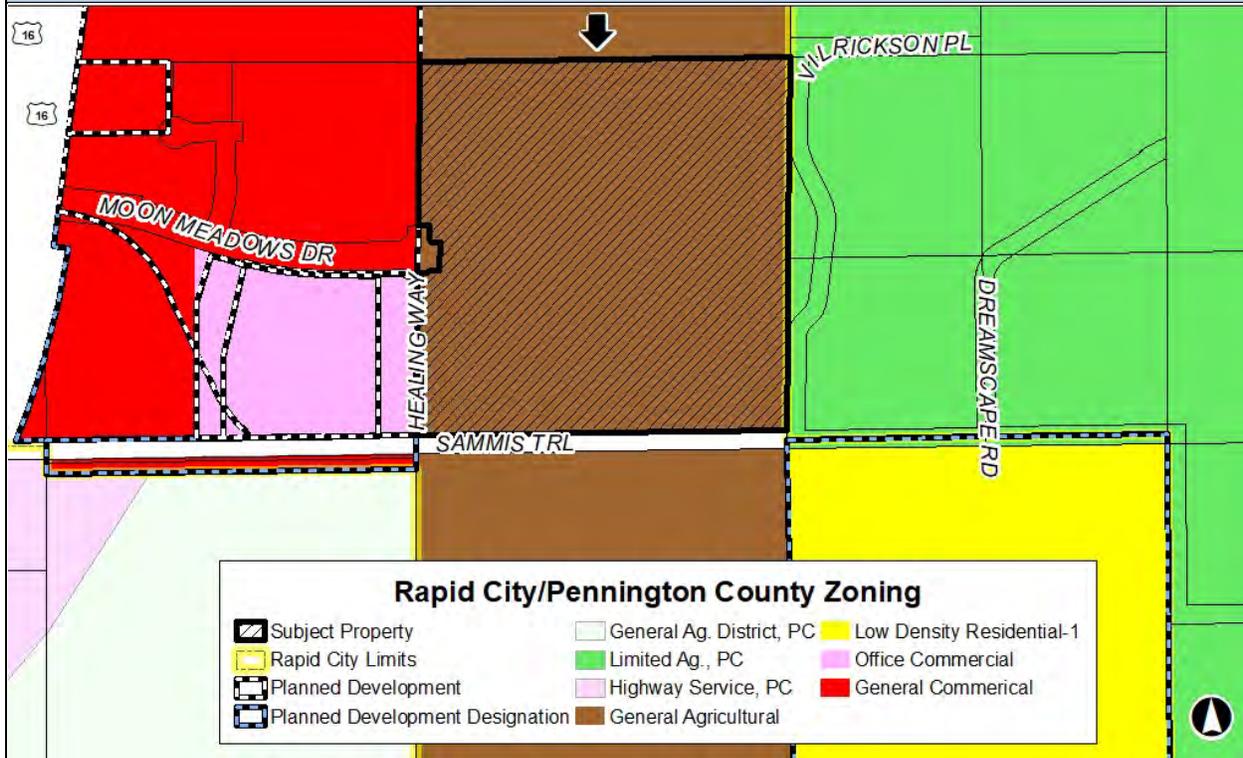
Rapid City Planning Commission
Planned Development Overlay Project Report
March 5, 2020

Item #7	
Applicant Request(s)	
Case #20PD002 – Initial Planned Development Overlay to allow a senior living facility	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Initial Planned Development Overlay to allow a senior living facility in conjunction with approval of the associated Rezoning application (File# 19RZ045) with stipulations as noted below.	
Project Summary Brief	
The applicant has submitted an Initial Planned Development Overlay to allow a senior living facility on the property located west of the current terminus of Moon Meadows Drive. Specifically, the applicant intends to construct a 121 unit assisted living and memory care facility and subsequent townhome development on the subject property. The subject property is 39.76 acres in size and is currently zoned General Agricultural District. The applicant had initially submitted a Rezoning application (File# 19RZ045) to rezone the parcel from General Agricultural District to Medium Density Residential District, which allows both senior living facilities and town home developments as a permitted use within the district. However, the applicant requested that the Rezoning application be continued to be heard concurrently with this Initial Planned Development Overlay application to secure the future of the property as a senior living facility and to work with the surrounding neighborhood regarding the size and scope of the proposed development.	
Applicant Information	Development Review Team Contacts
Applicant: Cory Back for SLH Holdings LLC	Planner: John Green
Property Owner: First Christian Church of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KLJ	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Northeast corner of Sammis Trail and Healing Way
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Section 35, T1N, R7E
Land Area	39.76 acres or 1,731,945.6 square feet
Existing Buildings	Void of structural development
Topography	Rises 50 feet from east to west
Access	Mood Meadows Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills power/MDU
Floodplain	N/A

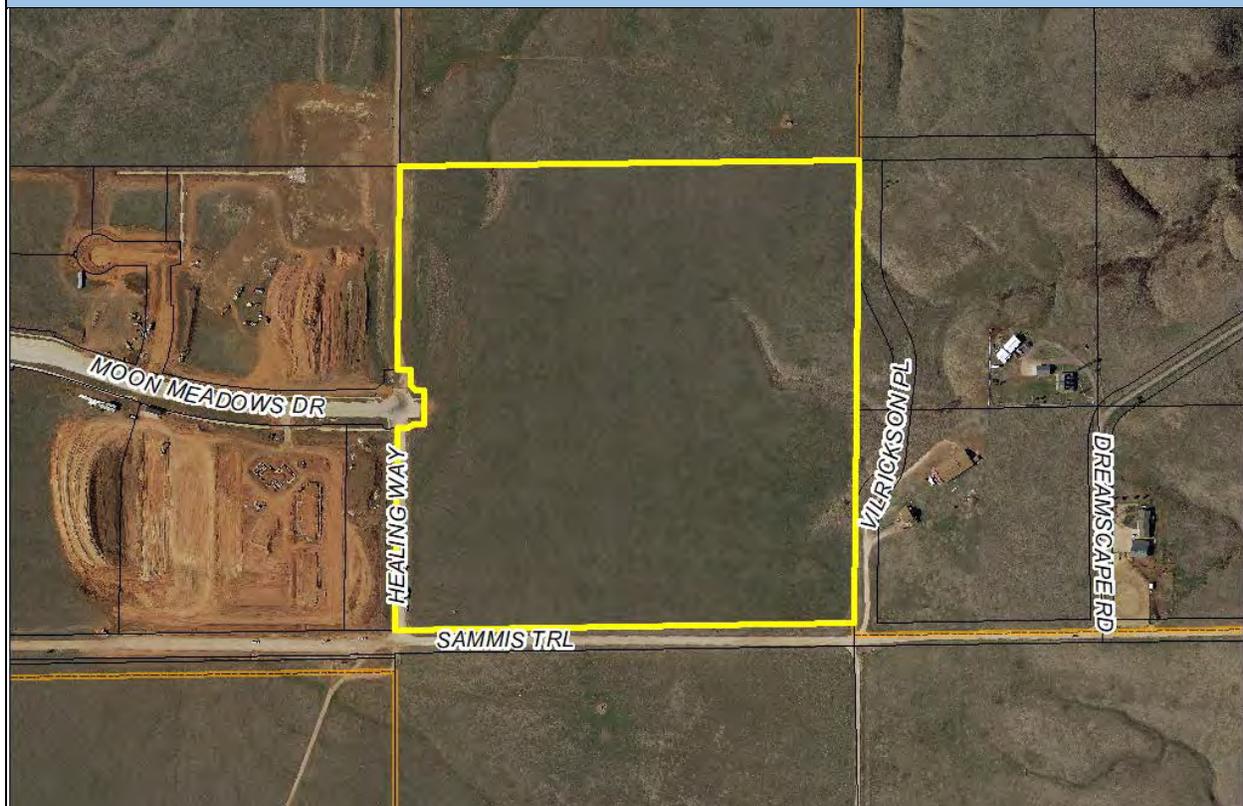
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN	Vacant
Adjacent North	GA	LDN	Vacant
Adjacent South	GA	LDN	Vacant
Adjacent East	Penn. Co.- LA	LDN	Single-family dwellings
Adjacent West	OC-PD/GC-PD	MUC	Apartment complex

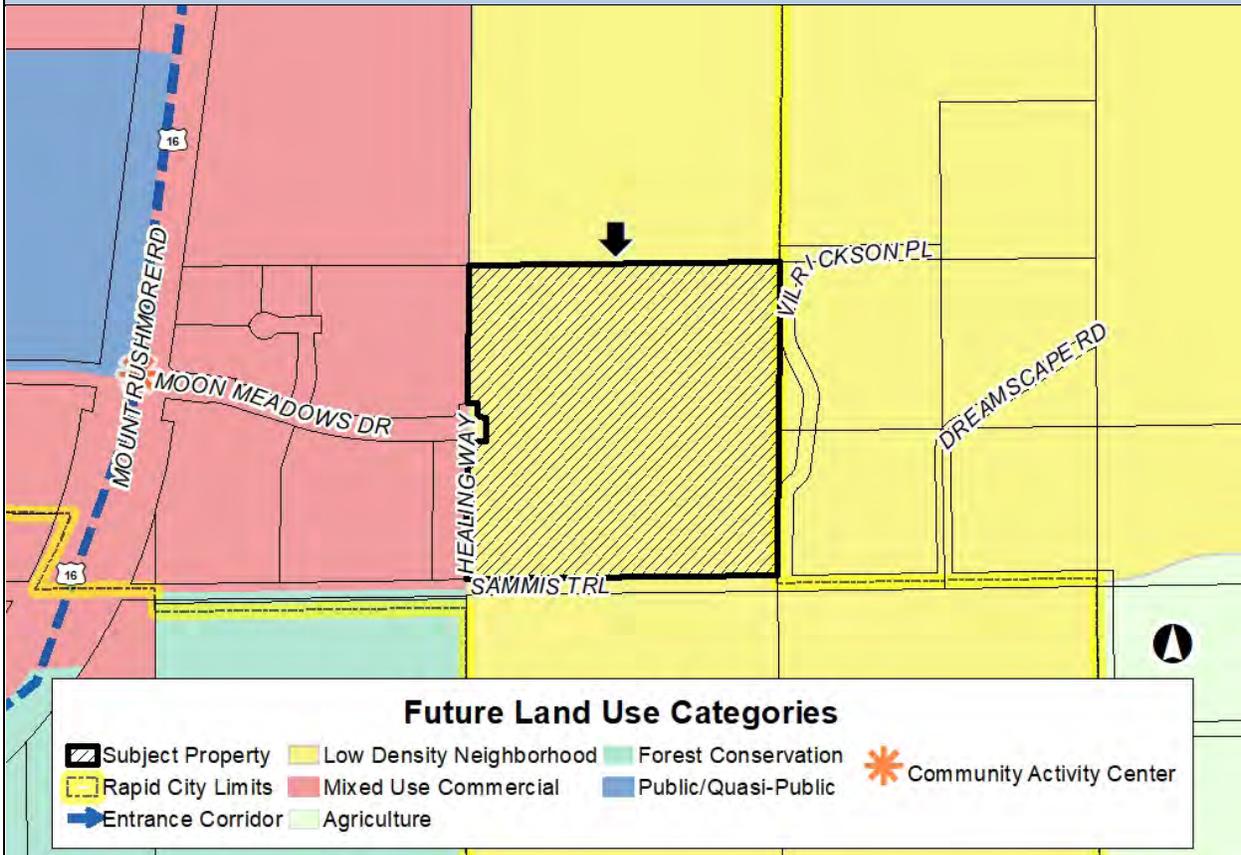
Zoning Map



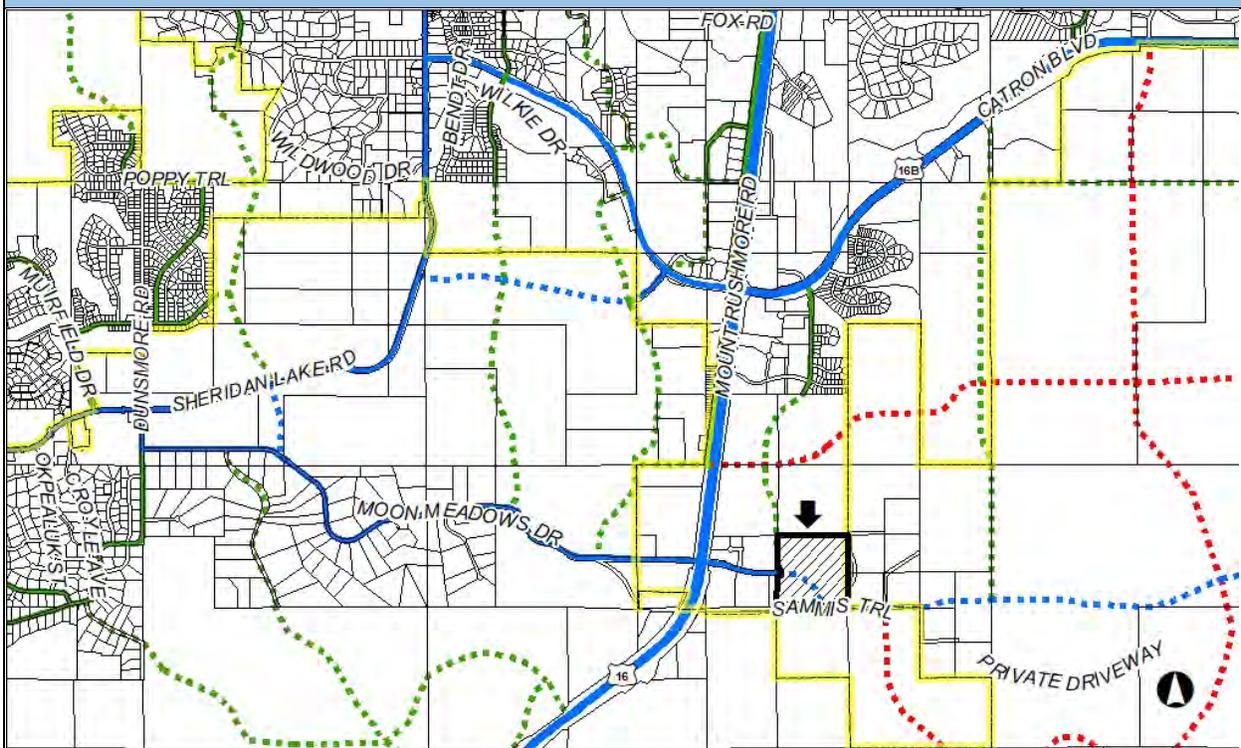
Existing Land Uses



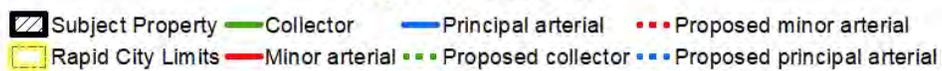
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	181,500 square feet (Phase One) 646,500 square feet (All Phases)	39.76 acres or 1,731,945.6 square feet	
Lot Width	100 feet	Approximately 1,337 feet	
Maximum Building Heights	3 stories or 35 feet	3 stories	
Maximum Density	30%	18.7% (Phase One)	
Minimum Building Setback:			
• Front	25 feet	188 feet/25 feet (townhomes)	
• Rear	25 feet	50 feet / Requesting an Exception to allow a 22-foot rear yard setback (townhomes)	
• Side	12 feet / 8 feet	22 feet / 24 feet (townhomes)	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	362,408 points (Prior to subdivision)	None shown	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	112 spaces (Phase One)	230 spaces	
• # of ADA spaces	5 ADA (1 "Van Accessible")	0 ADA (0 "Van Accessible")	
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 a Major Amendment to a 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 39.76 in acres in size and is zoned General Agricultural District. The applicant has submitted this Initial Planned Development Overlay application to be heard concurrently with a proposed rezoning application (File# 19RZ045) to rezone the subject property from General Agricultural District to Medium Density Residential District. Specifically, the applicant intends to develop the property as a senior living facility in two separate phases. The first phase will consist of an 86,528 square-foot assisted living facility and memory care unit, while the second phase includes a 12,800 square-foot community center and 70-100 two-unit independent senior living townhomes and 2-10 single-family dwelling units. Additionally, the applicant has identified that prior to initiation of the second phase of the development, the subject property will be subdivided to create six individual lots for the development. The applicant should be aware that the future subdivision of the property will require

	<p>dedication of all required right-of-way and construction of all proposed Arterial Streets and local streets in accordance with City Design Standards. Additionally, approval of this Initial Planned Development Overlay application does not necessarily indicate approval of road alignments and layout as shown on the applicant's site plan. The applicant should be aware that a Final Planned Development Overlay application must be submitted for review and approval for each phase of the development prior to issuance of a Building Permit.</p>
<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>A senior living facility is a permitted use with the Medium Density Residential District and the applicant could obtain a building permit without the need for a Planned Development Overlay for Phase One of the proposed development provided that all underlying area regulations are met. However, pursuant to the applicant's Master Plan for the development, future phases of development will require review and approval of a Final planned Development Overlay to allow multiple residential structures on a single lot. Additionally, due to concerns from the neighborhood regarding the proposed zoning of Medium Density Residential District on the property, the applicant has submitted this Initial Planned Development Overlay application to be approved in conjunction with the associated rezoning request (File# 19RZ045) in order to outline the scope of the proposed development and to guarantee that any other permitted or conditional use within the Medium Density Residential District could not be developed on the property without the subsequent review and approval of a Final Planned Development Overlay application and the associated public hearing.</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>The applicant has requested one Exception as a part of this application. In particular, the applicant has requested to reduce the required rear yard setback for a townhome located on the southern portion of the property from 25 feet to 22 feet. The applicant has indicated their intent to eventually vacate the adjacent Sammis Trail Right-of-Way once Moon Meadows Drive has been fully constructed, negating the need for the requested Exception. The requested Exception is minimal in nature and may become unnecessary as subsequent phases of the project develop. However, the applicant should be aware that Public Works staff has indicated that the proposed vacation of Sammis Trail Right-of-Way will not be supported until Moon Meadows Drive has been fully constructed and transferred to the City. Staff recommends approval of the Exception request to reduce the required rear yard setback for a townhome from 25 feet to 22 feet.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>An assisted living facility and townhome development are both permitted uses within the Medium Density Residential District. The applicant has submitted this Initial Planned Development Overlay application to allow multiple residential structures on a single lot in subsequent phases of development over the next 10 years on the property and to provide the surrounding neighborhood an opportunity to review the development project concurrently with the associated rezoning request (File# 19RZ045).</p>

<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The stipulations of approval of the Initial Planned Development Overlay and future Final Planned Development Overlay will serve to reasonably mitigate any adverse impacts. Additionally, the applicant should be aware that approval of the Initial Planned Development Overlay application does not constitute approval of the design and layout of the project as shown and that review and approval of a Final Planned Development Overlay application will be required prior to issuance of a Building Permit for each phase of the development.</p>
<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>	<p>The applicant has requested an Exception to reduce the required rear yard setback for a townhome from 25 feet to 22 feet along the southern lot line in a future phase of development. The applicant has identified that the Exception may not be needed in the future if a portion of Sammis Trail Right-of-Way is successfully vacated. Public Works staff has indicated that any proposed vacation of Sammis Trail Right-of-Way will not be supported unless Moon Meadows Drive has been fully constructed to the eastern property boundary and transferred to the City. Since the request is less than a 20% reduction in the required rear yard setback for a single townhome in a future phase of the development, staff supports the Exception request to reduce the required rear yard setback from 25 feet to 22 feet for the townhome as identified on the site plan.</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	
<p>BPG-3.2A</p>	<p>Mix of Housing Types: The proposed development will create a broad range of senior specific housing in the neighborhood, including independent townhomes, transitional independent apartment units, assisted living units, and memory care capacity. The subject property is surrounded by a mix of apartments, single-family residential units, and commercially zoned property to create a diverse mix of land uses in the neighborhood.</p>
 A Vibrant, Livable Community	
<p>LC-2.1A</p>	<p>Targeted Residential Growth Areas: The proposed senior living facility is located within the Urban Services Boundary and will utilize existing infrastructure in addition to extending services within the Urban Services Boundary to serve the proposed development.</p>
 A Safe, Healthy, Inclusive, and Skilled Community	
<p>N/A</p>	
 Efficient Transportation and Infrastructure Systems	

T1-2.1A	Major Street Plan Integration: The property will be accessed via Moon Meadows Drive, which is identified as a Principal Arterial Street on the City's Major Street Plan and Healing Way, which is identified as a Collector Street on the City's Major Street Plan. Subsequent phases of development will require subdivision of the subject property, requiring all proposed Local, Collector, and Arterial streets to be located in sufficient Right-of-Way and constructed in accordance with the Infrastructure Design Criteria Manual.
	Economic Stability and Growth
	N/A
	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 Overlay 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):	Urban Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: The proposed development project will add a mix of senior housing to an existing commercial and residential uses.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
US16-NA1.1A	Residential Growth: The proposed Rezoning request will encourage future multi-family residential growth near U.S. Highway 16 in an emerging neighborhood of the City.

Findings	
<p>Staff has reviewed the Initial Planned Development Overlay to allow a senior living facility 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 this Initial Planned Development Overlay to allow a senior living facility on the subject property. Additionally, the applicant has submitted a Rezoning request (File# 19RZ045) to rezone the subject property from General Agricultural District to Medium Density Residential District, within which a senior living facility is a permitted use. The proposed development includes two separate phases of development consisting of 121 independent, semi-assisted, and assisted living apartment units in addition to a maximum of 100 independent living townhomes. As part of the development of this property, the applicant intends to subdivide the property into six individual lots over the next 10 years. Subdivision of the subject property will require construction of all proposed Local, Collector, and Arterial Streets to serve the development as shown on the applicant's Master Plan. Upon completion, the proposed development will provide a variety of senior living options, including full assisted living, transitional assisted living, memory care, and independent living options. The proposed development adds a variety of housing type to the existing neighborhood of single-family dwelling units and multi-family</p>	

dwelling units and appears to be in keeping with the existing character of the neighborhood. As such, staff recommends approval of the Initial Planned Development Overlay to allow a senior living facility in conjunction with the associated Rezoning request (File# 19RZ045).

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Initial Planned Development Overlay to allow a senior living facility in conjunction with the associated Rezoning application (File# 19RZ045) with the following stipulations:	
1.	An Exception is hereby granted to reduce the required rear yard setback for a townhome on the southern lot line of the property from 25 feet to 22 feet;
2.	Upon submittal of a Final Planned Development Overlay application, a parking plan shall be submitted for review and approval. In particular, the parking plan shall provide a minimum of 1.5 parking spaces per independent living unit and 0.33 spaces per assisted living unit with ADA parking in compliance with Chapter 17.50.270.H of the Rapid City Municipal Code;
3.	Upon submittal of a Final Planned Development Overlay, the site plan shall be revised to show landscaping designed in compliance with Rapid City Municipal Code Section 17.50.300;
4.	Upon submittal of a Final Planned Development Overlay application, the elevations for the proposed assisted living facility shall be submitted for review and approval;
5.	Upon submittal of a Final Planned Development Overlay application, a drainage plan shall be submitted for review and approval;
6.	Upon submittal of a Final Planned Development Overlay, the site plan shall be revised to demonstrate adequate water and sewer service for the entire proposed development;
7.	Upon submittal of a Final Planned Development Overlay application, the site layout shall be revised identifying a minimum of 170 square feet of usable open space per unit of Phase One of development of the project. The open space shall include recreational area(s) and pedestrian walkways for the tenants;
8.	Upon submittal of a Final Planned Development Overlay application, a sign package in conformance with Chapter 17.50.080 of the Rapid City Municipal Code shall be submitted for review and approval if signage is being proposed. No electronic signs are being approved as a part of this Initial Planned Development Overlay. 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;
9.	Upon submittal of a Final Planned Development Overlay application, a lighting plan shall be submitted for review and approval. 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;
10.	Prior to submittal of a Final Planned Development Overlay, the site plan shall be revised to show secondary access to the proposed development or an Exception to allow more than 40 dwelling-units with a single point of access shall be obtained through the Rapid City Council;
11.	Prior to construction of Phase Two of the proposed development, the property shall be subdivided in accordance with the applicant's Master Plan. Additionally, development of each proposed lot shall require the review and approval of a subsequent Major Amendment to the Planned Development Overlay;
12.	Prior to issuance of a Building Permit, the property shall be rezoned to Medium Density Residential District and a Final Planned Development Overlay shall be approved;
13.	All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Initial and/or Final Planned Development Overlay; and,
14.	The requirement to submit a Final Planned Development Overlay application shall not be waived pursuant to Chapter 17.50.050.D.4 of the Rapid City Municipal Code.

Rapid City Department of Community Development

Development Review Advisories

<i>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.</i>	
	Applicant Request(s)
Case # 20PD002	Initial Planned Development Overlay to allow a senior living facility
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 Initial Planned Development Overlay or a subsequent Final Planned Development Overlay or 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.
10.	All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Initial 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 Planned Development Overlay. Any proposed electronic reader board signs shall require the review and approval of a Major Amendment to the Planned Development Overlay. 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.