

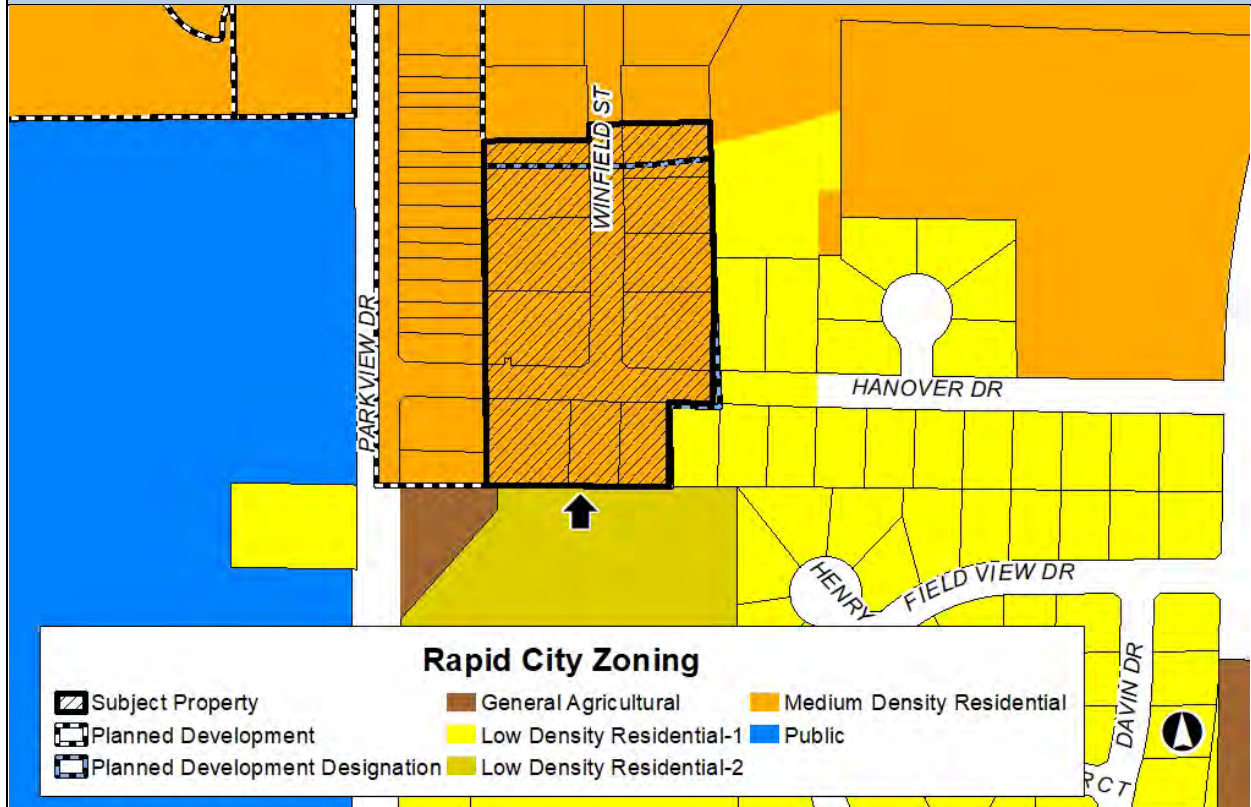
**Rapid City Planning Commission**  
**Planned Development Overlay Project Report**  
**March 26, 2020**

<b>Item #8</b>	
<b>Applicant Request(s)</b>	
Case #20PD009 –Final Planned Development Overlay to allow a residential development.	
Companion Case(s) – N/A	
<b>Development Review Team Recommendation(s)</b>	
The Development Review Team recommends approval of the Final Planned Development Overlay to allow a residential development with the stipulations as noted at the end of the report.	
<b>Project Summary Brief</b>	
The applicant has submitted a Final Planned Development Overlay to allow a residential development on property located at the southern terminus of Winfield Street. Specifically, the applicant is proposing to construct 5 lots with single family or duplex uses and 5 four-plex lots. The lots are existing and the property is zoned Medium Density Residential District with a Planned Development Designation. All of the lots exceed the lot size requirement for the proposed use(s). In addition, the applicant is not requesting Exceptions. Pursuant to the Rapid City Municipal Code, a Final Planned Development Overlay must be approved by the Planning Commission prior to issuance of a building permit.	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Walgar Development Corporation,	Planner: Vicki L. Fisher
Property Owner: Walgar Development Corporation	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Longbranch Civil Engineering, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	At the southern terminus of Winfield Street
Neighborhood	South Robbinsdale Neighborhood Area
Subdivision	Robbinsdale Addition No. 10
Land Area	3.387 acres
Existing Buildings	None
Topography	Relatively flat
Access	Winfield Street
Water / Sewer	City sewer and water
Electric/Gas Provider	Black Hills Energy/MDU
Floodplain	N/A

**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PD	LDN	No structural development
Adjacent North	MDR w/PD	LDN	Residential development
Adjacent South	LDR-II	LDN	Residential development
Adjacent East	LDR	LDN	Residential development
Adjacent West	MDR w/PD	LDN	Residential development

**Zoning Map**

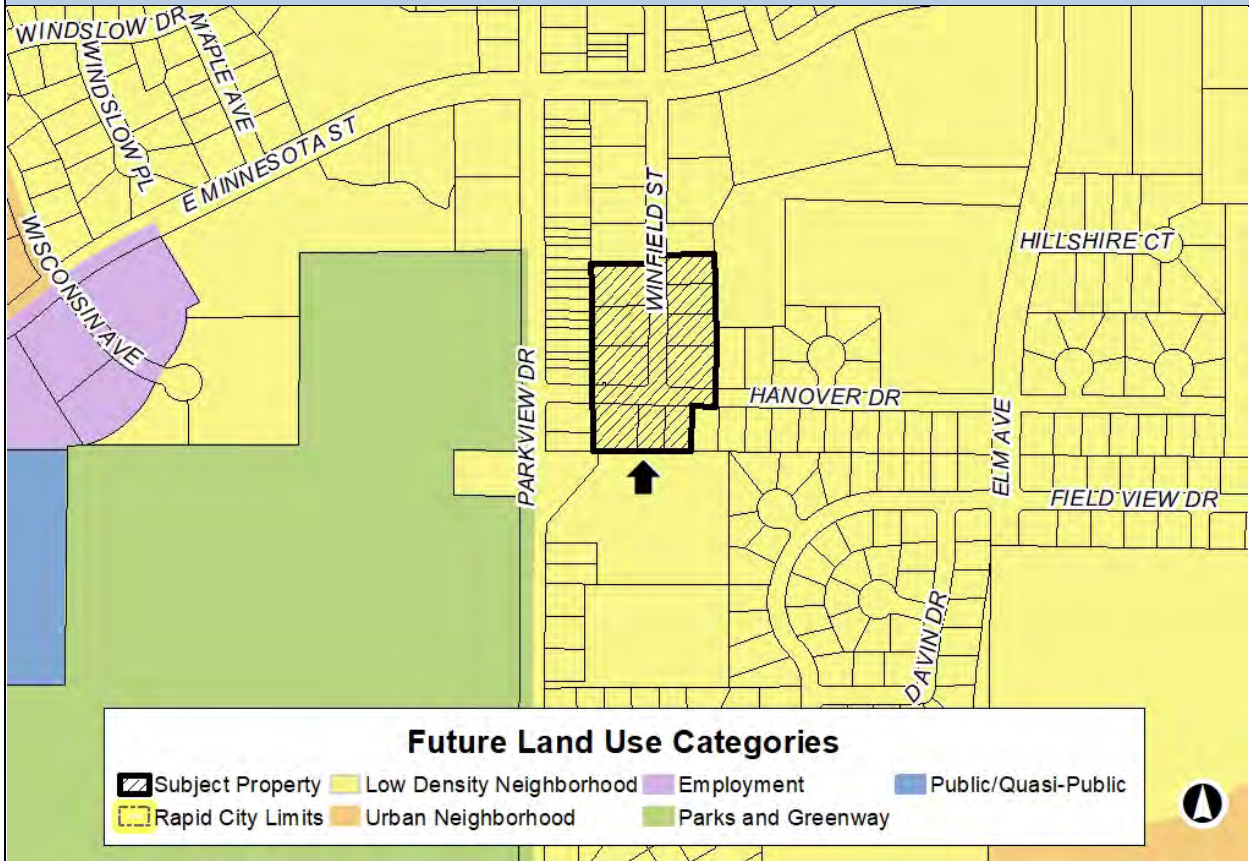


**Existing Land Uses**

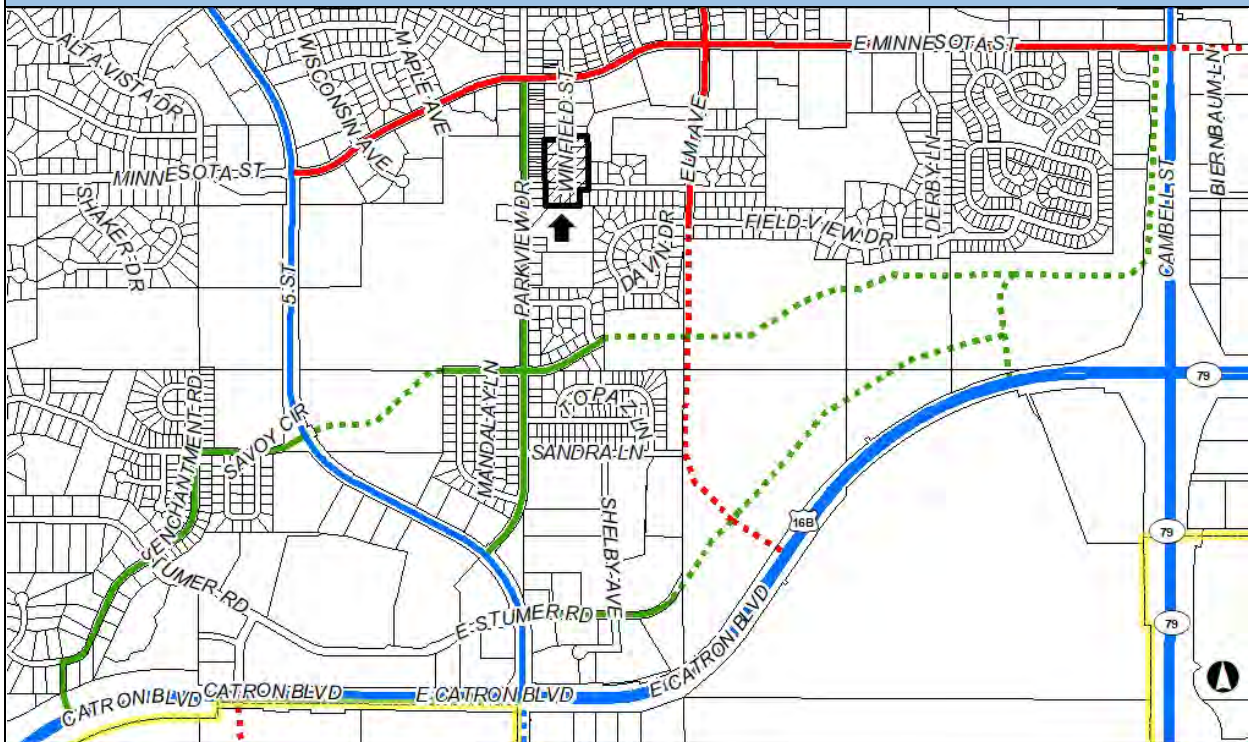




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan






## Major Street Plan

- |  |                   |  |                |  |                    |  |                             |
|--|-------------------|--|----------------|--|--------------------|--|-----------------------------|
|  | Subject Property  |  | Collector      |  | Principal arterial |  | Proposed minor arterial     |
|  | Rapid City Limits |  | Minor arterial |  | Proposed collector |  | Proposed principal arterial |

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet (single family residential) 8,000 square feet (duplex) 11,000 (4-plex)	All minimum lot size requirements are being exceeded	
Lot Width	50 feet	Minimum 50 feet	
Maximum Building Heights	3 stories or 30 feet	1 story to 3 stories	
Maximum Density	30%	Maximum 30%	
Minimum Building Setback:			
• Front	20 feet	20 feet	
• Rear	25 feet	25 feet	
• Side	8 feet (one-story) 12 feet (more than one-story)	8 feet (one-story) 12 feet (more than one-story)	
• Street Side	20 feet	20 feet	
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 for single family residence or duplex 6 per 4-plex	2 per unit for single family residence or duplex 6 per 4-plex	
• # of ADA spaces	1-ADA van accessible space per 4-plex	1-ADA van accessible space per 4-plex	
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 relatively level. There are no special conditions because of its size, shape or topography to limit the proposed development of the property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant has demonstrated that all setback, density and parking requirements are being met. The application of the Rapid City Municipal Code does not create a 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	No Exceptions are being requested as part of this Final Planned Development Overlay application.

purposes and intent of these regulations:	
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	Single family residences, duplexes and multi-family structures are permitted uses in the Medium Density Residential District.
5. Any adverse impacts will be reasonably mitigated:	As a part of platting the property, streets and utilities have been extended to serve the property. The land area regulations set forth within the Medium Density Residential District shall 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:	As previously noted, no exceptions are being requested as part of this Final Planned Development Overlay application.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial	
<b>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>A Balanced Pattern of Growth</b>	
BPG-1.1A	<b>Compact Growth:</b> The proposed development utilizes existing vacant land within the City limits to provide housing for the community. The range of lot sizes allows for a mix of housing types within the development.
 <b>A Vibrant, Livable Community</b>	
LC-2.1A	<b>Targeted Residential Growth Areas:</b> The proposed development utilizes existing infrastructure and services within the Urban Services Boundary.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
	N/A
 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1A	<b>Major Street Plan Integration:</b> The proposed development is located east of Parkview Drive. Parkview Drive is identified as a Collector Street on the City's Major Street Plan and has been constructed to move traffic through the neighborhood.
 <b>Economic Stability and Growth</b>	
EC-1.2A	<b>Housing Stock:</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 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**

<b>Future Land Use Plan Designation(s):</b>	Low Density Neighborhood
<b>Design Standards:</b>	
SDN-N1	<b>Mix of Housing Types:</b> The applicant is proposing to construct a mix of housing types which include, single family residences, duplexes and 4-plex units. This in turn will allow for higher densities within the neighborhood in support of the Comprehensive Plan.

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

<b>Neighborhood:</b>	South Robbinsdale Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1G	<b>Residential Growth:</b> 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 applicant has demonstrated that all requirements of the Medium Density Residential District will be met.

**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.	Upon submittal of a building permit for a 4-plex unit, a detailed landscape plan in compliance with the Landscape Regulations shall be submitted for review and approval;
2.	Upon submittal of a building permit for a 4-plex unit, a detailed parking plan in compliance with the Parking Regulations shall be submitted for review and approval; and,
3.	The Final Planned Development Overlay shall allow a residential development in the Medium Density Residential District in compliance with the applicant's site plan for the development. All requirements of the Medium Density Residential District shall be maintained unless specifically authorized pursuant to Chapter 17.50 of the Rapid City Municipal Code. All uses permitted in the Medium Density Residential District which do not increase parking requirements shall be permitted contingent upon an approved building permit. All conditional uses in the Medium Density Residential District or uses which increase the required amount of parking on the site shall require a Major Amendment to the Planned Development.

# 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. <b>This is not a complete list.</b> All City, District, State, and Federal requirements must be continually met.</i>	
	<b>Applicant Request(s)</b>
<b>Case # 20PD009</b>	Final Planned Development Overlay to allow a residential development
<b>Companion Case(s) #</b>	N/A
<b>ADVISORIES: Please read carefully!</b>	
1.	A Building Permit shall be obtained prior to any 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.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment to the Planned Development;
5.	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,
6.	All applicable provisions of the adopted International Fire Code shall continually be met.