

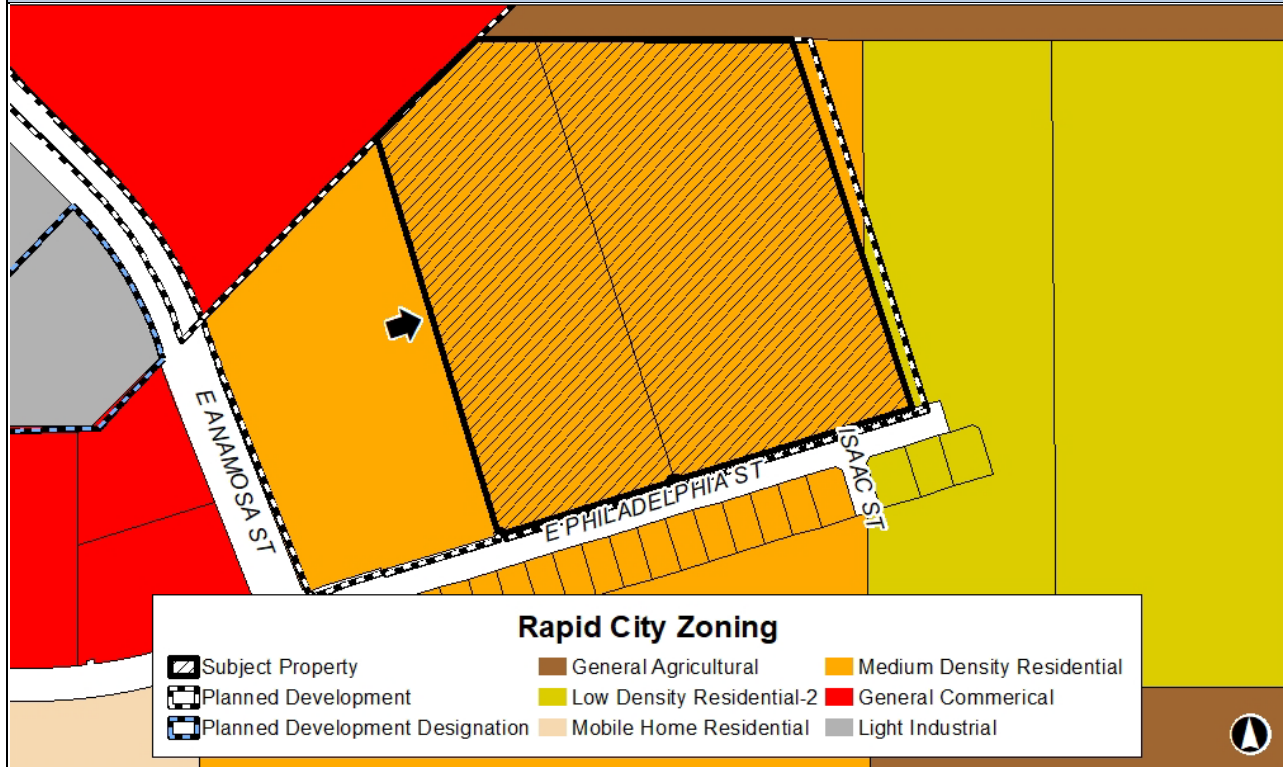
**Rapid City Planning Commission**  
**Final Planned Development Overlay Project Report**  
 April 9, 2020

<b>Item #3</b>	
<b>Applicant Request(s)</b>	
Case #20PD014 – Final Planned Development Overlay to allow an apartment complex	
Companion Case(s)- N/A	
<b>Development Review Team Recommendation(s)</b>	
Staff recommends approval of the Final Planned Development Overlay to allow an apartment complex with the stipulations as noted below.	
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Final Planned Development Overlay application to allow the construction of Phase One of an apartment development to be known as “Tallgrass Apartments”. Phase One includes 3 apartment buildings with a total of 161 units, a clubhouse/leasing office and greenspace amenities. The clubhouse is to be used by tenants of the apartment complex only and will include a pool with shared patio space.</p> <p>On September 5, 2019, the Planning Commission approved an Initial Planned Development (File #19PD033) for the apartment complex to be constructed in four phases on three lots within the Shepherd Hills Subdivision. At full build-out, the apartment complex will consist of 10 apartment buildings with 607 units.</p> <p>The property is located east of E. Anamosa Street, south of Menards. Currently, the property is void of any structural development.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Samuelson Development, LLC	Planner: Vicki L. Fisher
Property Owner: Samuelson Development, LLC	Engineer: Todd Peckosh
Architect: Jim Schramm Architect, LLC	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	East of E. Anamosa Street, south of Menards
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Shepherd Hills Subdivision
Land Area	18.11 acres or 788,871.6 square feet
Existing Buildings	Void of structural development
Topography	Rises in elevation approximately 80 feet from west to east, then sloping downward on the eastern portion of the property
Access	E. Anamosa Street and E. Philadelphia Street
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 w/ Initial PD	UN	Void of structural development
Adjacent North	GAD and GC w/PD	MUC	Menards
Adjacent South	MDR and LDR II	UN	Void of structural development
Adjacent East	LDR II	UN	Void of structural development
Adjacent West	MDR w/ Initial PD	UN	Void of structural development

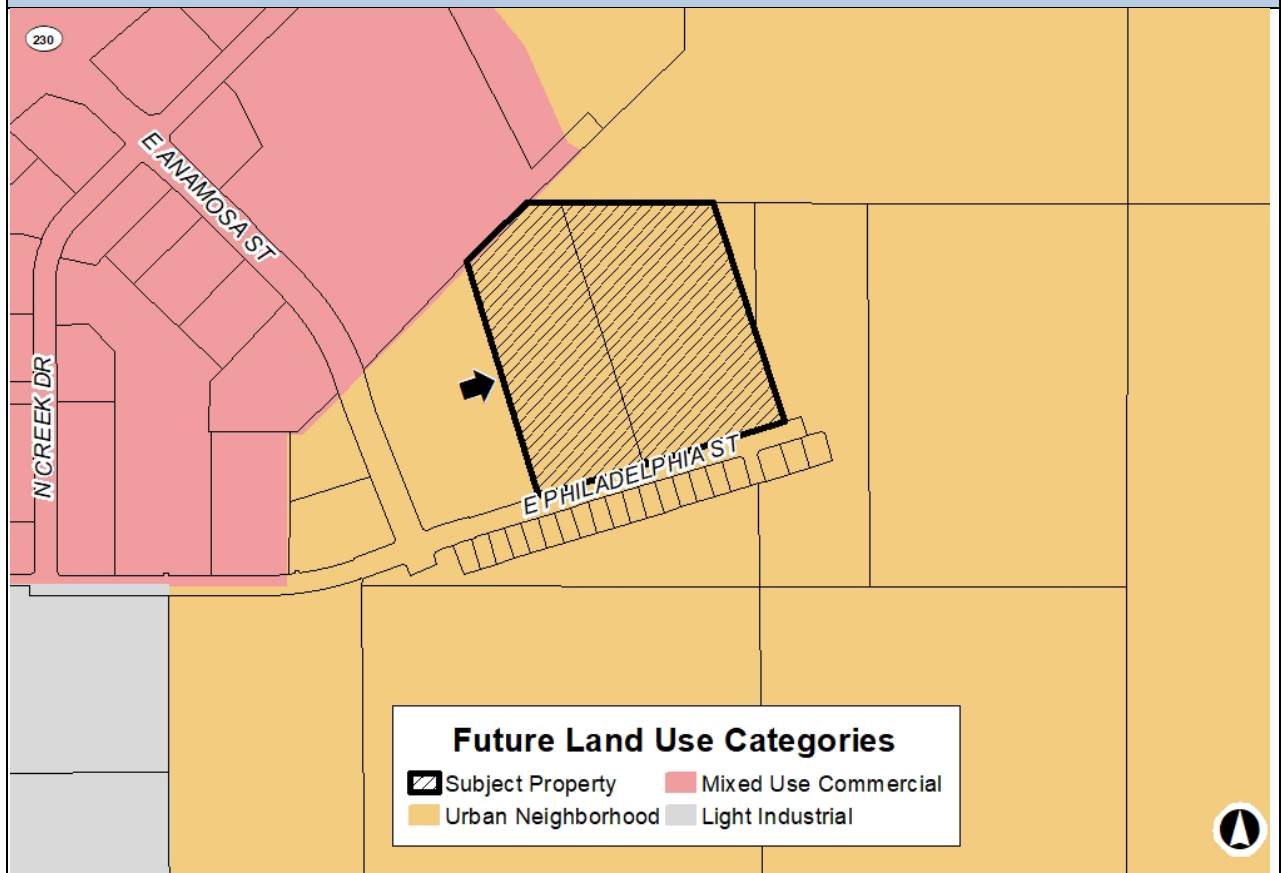
**Zoning Map**



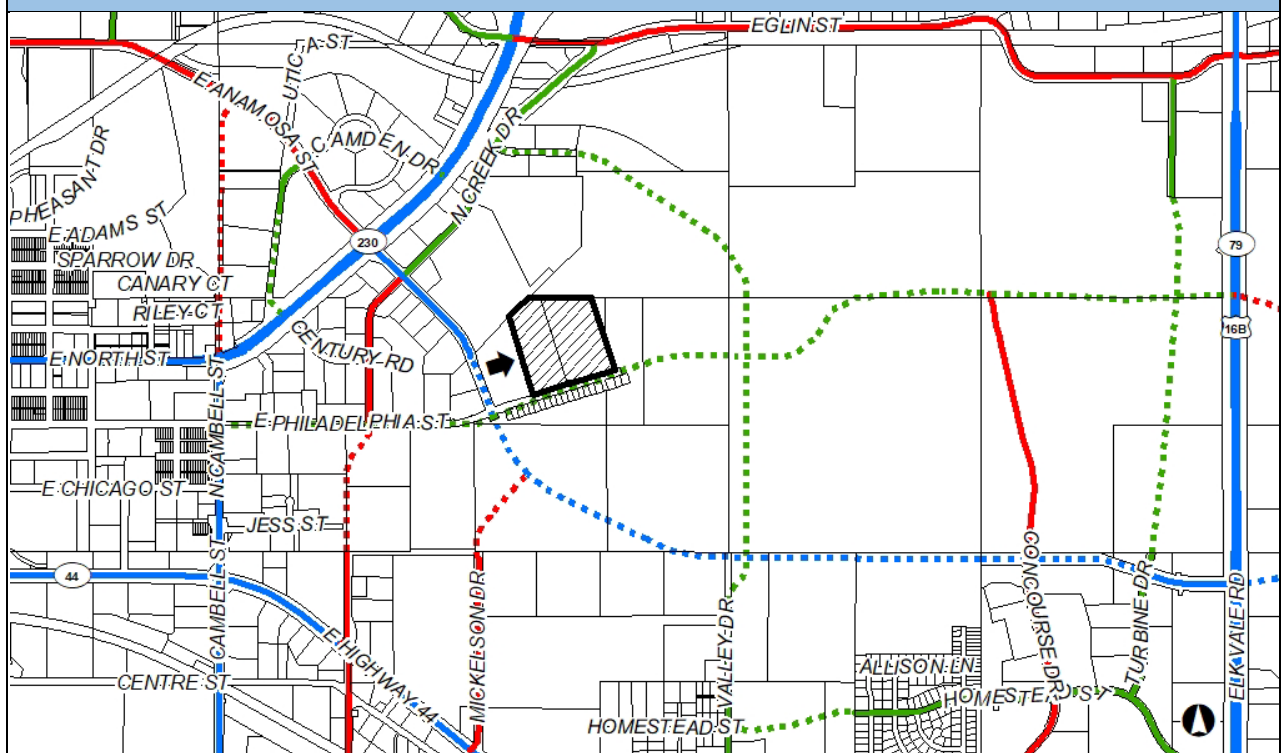
**Existing Land Uses**



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
19PD033	9/5/20	Initial Planned Development Overlay	Approved
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	5,000 square feet plus 1,500 additional square feet per unit  Size of property allows 522 apartment units	788,871.6 square feet  161 apartment units proposed	
Lot Width	100 feet	550 feet	
Maximum Building Heights	3 stories or 35 feet	Exception granted to allow 4 story with 56-foot maximum height	
Maximum Density	30%	21.3%	
Minimum Building Setback:			
• Front	25 feet	40 feet to E. Philadelphia Street	
• Rear	25 feet	40 feet	
• Side	12 feet	40 feet-Apartments 8 feet garage structures	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	294,286 points	297,260	
• # of landscape islands	3	4	
Minimum Parking Requirements:			
• # of parking spaces	267	171-surface parking 121-underground parking 46-garage stalls	
• # of ADA spaces	8	11	
Signage	As per RCMC 17.50.100	Entrance sign complies	
Fencing	As per RCMC 17.50.340	Pool Fencing complies	
Open Space (400 square feet per unit)	64,400 square feet	96,449 square feet	

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 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 property has an approximate 80 foot rise in elevation from west to east, sloping downward again in the eastern portion of the property. The applicant has indicated that the site will be graded to support the proposed apartment development. In particular, the applicant has noted that more than 10 feet of material will be removed to lower the finished floor elevations for the proposed buildings in the eastern portion of the property and at the highest point of the site. A terraced plan will then follow the topography of the existing hillside.

<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>Apartments are a permitted use in the Medium Density Residential District. Chapter 17.04.560 of the Rapid City Municipal Code states that no more than one residential structure is permitted on each lot. The applicant is proposing to construct three apartment buildings on Lots 2 and 3 of Shepherd Hills Subdivision. The Final Planned Development Overlay will serve as the tool to allow more than one principal residential structure on the two lots. As such, application of the zoning regulations does not create a practical difficulty or undue hardship.</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>As a part of the approval of the associated Initial Planned Development Overlay, the Planning Commission granted an Exception request to allow a 4-story, 56-foot high apartment development in lieu of the maximum allowed 3-story, 35-foot height permitted within the Medium Density Residential District. It was noted that since the applicant is proposing to lower the grade of the site by 10 feet or more to create building pads, the visible portion of the apartments will be reduced from the surrounding properties. The properties to the north are currently zoned General Commercial District and Light Industrial District, which allow 4-story structures. The properties to the east, west and south are a part of the Shepherd Hills Subdivision, owned by the applicant and are currently void of any structural development. The subject property is located approximately 1,400 feet south, southeast of E. North Street. The applicant submitted photo simulations of the apartment development to show that with the lowered grades and the existing commercial and industrial buildings located north of the subject property, the apartments will appear to be 3 to 3 ½ story when viewed from E. North Street. Brookside Mobile Home Park, located approximately 1,300 feet south of the subject property, is the closest existing residential development. Due to the existing terrain, the apartment complex will not be visible from the mobile home park. As a part of the Final Planned Development Overlay application, the applicant has submitted elevations for the proposed apartments with elements keeping in character with the Black Hills to include earth tone colors, wood and stone accents and a peaked shingled roof.</p> <p>The applicant previously submitted an Exception request for staff's review and approval to waive the requirement to provide a Traffic Impact Study. The recently approved East Rapid City Corridor Study included the subject property but not at the density proposed. Upon meeting with staff to discuss potential traffic issues associated with the apartment development, the applicant has agreed to provide center turn lanes along E. Philadelphia Street and E. Anamosa Street to accommodate traffic generated by the use. Subsequently, the Exception request to waive the requirement to submit a Traffic Impact Study was approved.</p>
<p>4. A literal interpretation of this chapter would deprive the</p>	<p>As previously noted, an apartment development is a permitted use in the Medium Density Residential District.</p>

<p>applicant of rights that others in the same district are allowed:</p>	<p>Requiring a Planned Development Overlay to allow more than one principal residential structure on each lot does not deprive the applicant of rights that others in the same district are allowed.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p><u>Parking:</u> The 161-unit apartment complex requires that 267 parking spaces be provided with 8 of the spaces being ADA accessible. The site plan identifies 338 parking spaces with 8 of the spaces being ADA accessible as follows:</p> <ul style="list-style-type: none"> <li>• 171 surface parking spaces</li> <li>• 46 garage spaces</li> <li>• 121 underground parking spaces</li> </ul> <p><u>Traffic:</u> As noted above, the applicant has agreed to provide center turn lanes along E. Philadelphia Street and E. Anamosa Street to accommodate traffic generated by the use. The Final Planned Development Overlay application includes construction plans for the turn lanes as identified.</p> <p><u>Open Space:</u> The proposed 161-unit apartment complex requires that a minimum of 64,400 square feet of usable open space be provided within the apartment development. The applicant's site plan identifies 96,449 square feet of open space which includes an outdoor swimming pool, landscaped community greenways, pedestrian paths that connect with future phases of the Shepherd Hills Subdivision and other miscellaneous greenspace amenities.</p> <p><u>Sidewalk:</u> In addition to the internal pedestrian pathways being provided within the open space areas, sidewalk must be provided within the E. Philadelphia Street right-of-way as it abuts the subject property. Upon submittal of a building permit application, the site plan must be revised to show the sidewalk(s) as identified.</p> <p><u>Utilities:</u> The property is located within the Rapid City water and sewer service area. The property will require high level water, which is currently unavailable. There is an agreement in place with the original developer of the property which addresses the conversion of the existing 12-inch low level water main located in E. Anamosa Street from E. North Street, past Menards, to high level water. The property will also require the completion of an off-site sewer main crossing the Western Dakota Technical College property and connecting to the sewer main along S.D. Highway 44. Prior to the issuance of a building permit, the necessary water mains and sewer mains required to serve the property must be accepted by the City.</p> <p>Addressing the items as noted above will reasonably mitigate any adverse impacts from the proposed development.</p>
<p>6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective</p>	<p>An Exception has previously been granted to allow a 4-story, 56-foot building height in lieu of the maximum allowable height of 35 feet or 3-story. The height restriction is intended to maintain a standard building characteristic throughout the zoning district. Similar height Exception</p>



of the existing standard sought to be modified:	requests for apartment developments have been granted when the property is located a significant distance from an entrance corridor and when the grade of the property has been lowered to minimize the impact of the proposed building height. In this case, the subject property is located approximately 1,400 feet from E. North Street and the applicant is proposing to lower the grade 10 feet or more to create building pads. With these design features, granting the Exception reasonably achieves the objective of the existing standard sought to be modified.
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**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**

 <b>A Balanced Pattern of Growth</b>	
BPG-3.1A	<b>Balanced Uses:</b> The goal is to support a balanced mix of residential, commercial, employment, public uses, parks and green space throughout the community. The apartment development introduces a diversified housing option for students and employees within the area.
 <b>A Vibrant, Livable Community</b>	
LC-2.1C	<b>Variety Of Housing Types:</b> The goal is to encourage new neighborhoods that contain a mix of housing types, with high density and multi-family housing near collector and arterial streets. The property is a part of the Shepherd Hills Subdivision, which includes a wide range of housing types.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-1-1.B	<b>Growth Coordination:</b> The goal is to align future expansions and improvements to address existing needs and support future growth. The proposed apartment development will provide housing options for the students at Western Dakota Technical College and for employees within the area. Significant development has occurred along E. North Street with anticipated continued growth within the area. The proposed development will provide housing options as the area continues to grow.
 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1A	<b>Major Street Plan Integration:</b> The goal is to integrate the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network. East Anamosa Street is identified as a principal arterial street and E. Philadelphia Street is identified as a collector street on the City’s Major Street Plan. As a part of this project, both streets will be extended to serve as access to the property. In addition, the applicant has agreed to provide center turn lanes along E. Philadelphia Street and E. Anamosa Street to accommodate traffic generated by the use.
 <b>Economic Stability and Growth</b>	
EC-1.2A	<b>Housing Stock:</b> The goal is to maintain diverse and attractive housing options close to employment areas and to encourage infill development and redevelopment near major employment centers. With the continued commercial

	and industrial growth along E. North Street, the proposed apartment development will provide an alternate housing option for employees.
	<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 Initial Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Employment Center</b>
<b>Design Standards:</b>	
GDP-ES1:	<b>Building Design and Character:</b> The proposed Final Planned Development Overlay to allow an apartment development creates multiple building volumes and masses with primary residential structures and accessory garages.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>U.S. Highway 16 Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
US16-NA1.1B	<b>Mixed Use Development:</b> The proposed apartment complex will provide multi-family housing options near an existing college campus and employment corridor.

<b>Findings</b>	
Staff has reviewed the Final Planned Development Overlay to allow the 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. Significant development has occurred along E. North Street with anticipated continued growth within the area. The proposed apartment development will provide housing options for employees within the area and for students at Western Dakota Technical College. The proposed development will provide housing options as the area continues to grow.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends approval of the Final Planned Development Overlay with the following stipulations:	
1.	Acknowledge the previously granted Exception to allow a 4-story, 56-foot high apartment development in lieu of a maximum 3-story, 35-foot high structure with the stipulation that the final design of the apartment structures include elements keeping in character with the Black Hills, such as earth tone colors, wood and stone accents and a peaked shingled roof;
2.	Prior to issuance of a Building Permit, a shared parking and access agreement shall be entered into and recorded to allow the drive aisles along property lines to be shared;
3.	Prior to issuance of a <del>Building Permit</del> <b>Certificate of Occupancy</b> , all necessary sewer mains and water mains currently under construction to serve the property shall be accepted by the City;
4.	Prior to issuance of a Building Permit, the required conversion from low level to high level of the existing 12-inch water main in E. Anamosa Street from E. North Street, past Menards shall be completed;



5.	Prior to issuance of a Building Permit, all plans for water, sewer, storm sewer shall be signed and sealed by a Professional Engineer;
6.	Prior to issuance of a Building Permit, the construction plans shall be revised to show a sidewalk along the entire frontage of Lot 3;
7.	Prior to issuance of a Building Permit, an Erosion and Sediment Control Plan specifically for this project (not for the grading permit as work limits and time frames are different) shall be submitted for review and approval;
8.	Prior to issuance of a Building Permit, all redline comments shall be addressed;
9.	Landscaping, parking and open space shall be provided pursuant to the plans approved as a part of this Final Planned Development Overlay application;
10.	All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Development Overlay.