



Rapid City Planning Commission

Final Planned Development Overlay Project Report

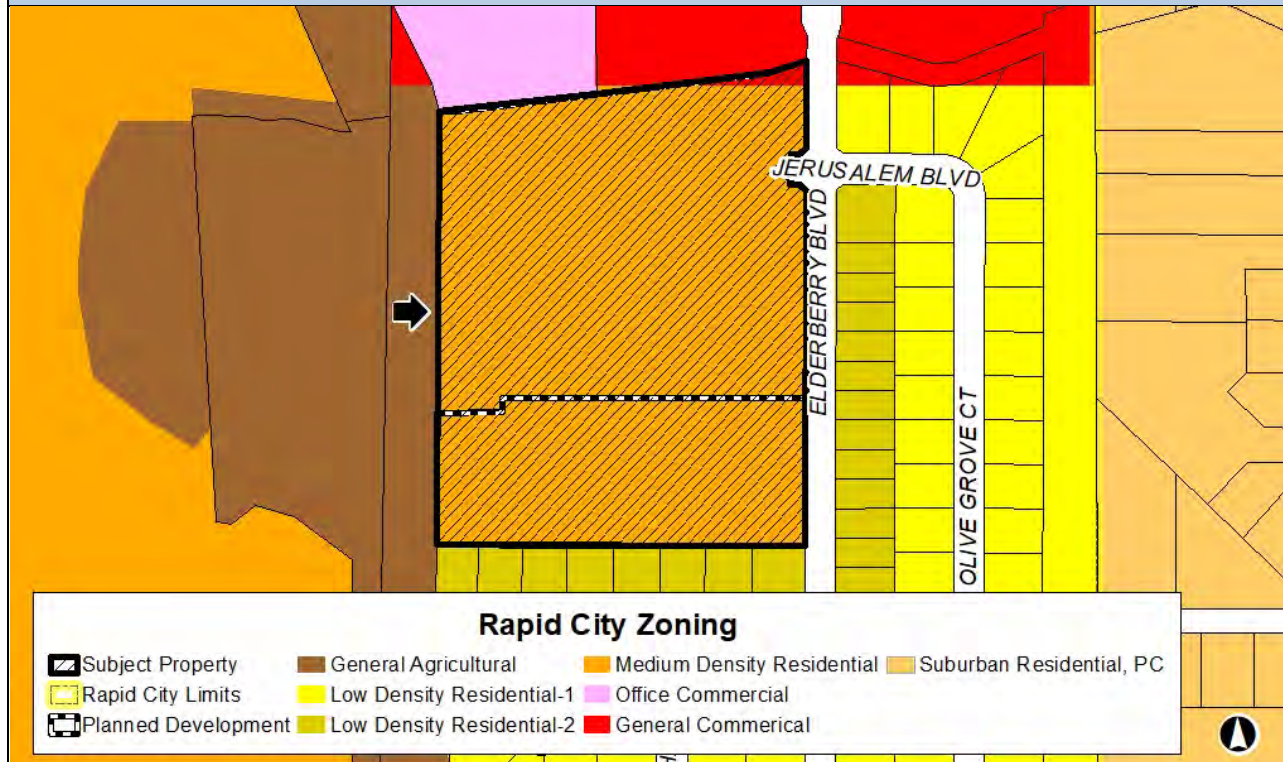
April 23, 2020

Item #14	
Applicant Request(s)	
Case #20PD013 – Final Planned Development Overlay to allow a townhome development	
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 a Final Planned Development Overlay for Tract L, an 11.14-acre parcel, to allow for a multi-family townhome development. In particular, the Final Planned Development Overlay includes 102 townhome units on one lot. In addition, a leasing office building will be constructed. The applicant has indicated that this will be a three-phased development.</p> <p>On December 5, 2019, the Planning Commission approved an Initial Planned Development Overlay (File #19PD046) for the proposed development. The applicant has indicated that they are changing the residential development of Tract L to provide additional diversification of housing within Orchard Meadows. Currently, the property is void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream, LLC	Planner: Fletcher Lacock
Property Owner: Yasmeen Dream, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Approximately 1,150 feet southwest of the intersection of S.D. Highway 44 and Elderberry Boulevard, west of Elderberry Boulevard
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Proposed Orchard Meadows
Land Area	Approximately 11.14 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Elderberry Boulevard
Water / Sewer	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric
Floodplain	Federally designated 100-year and 500-year floodplain

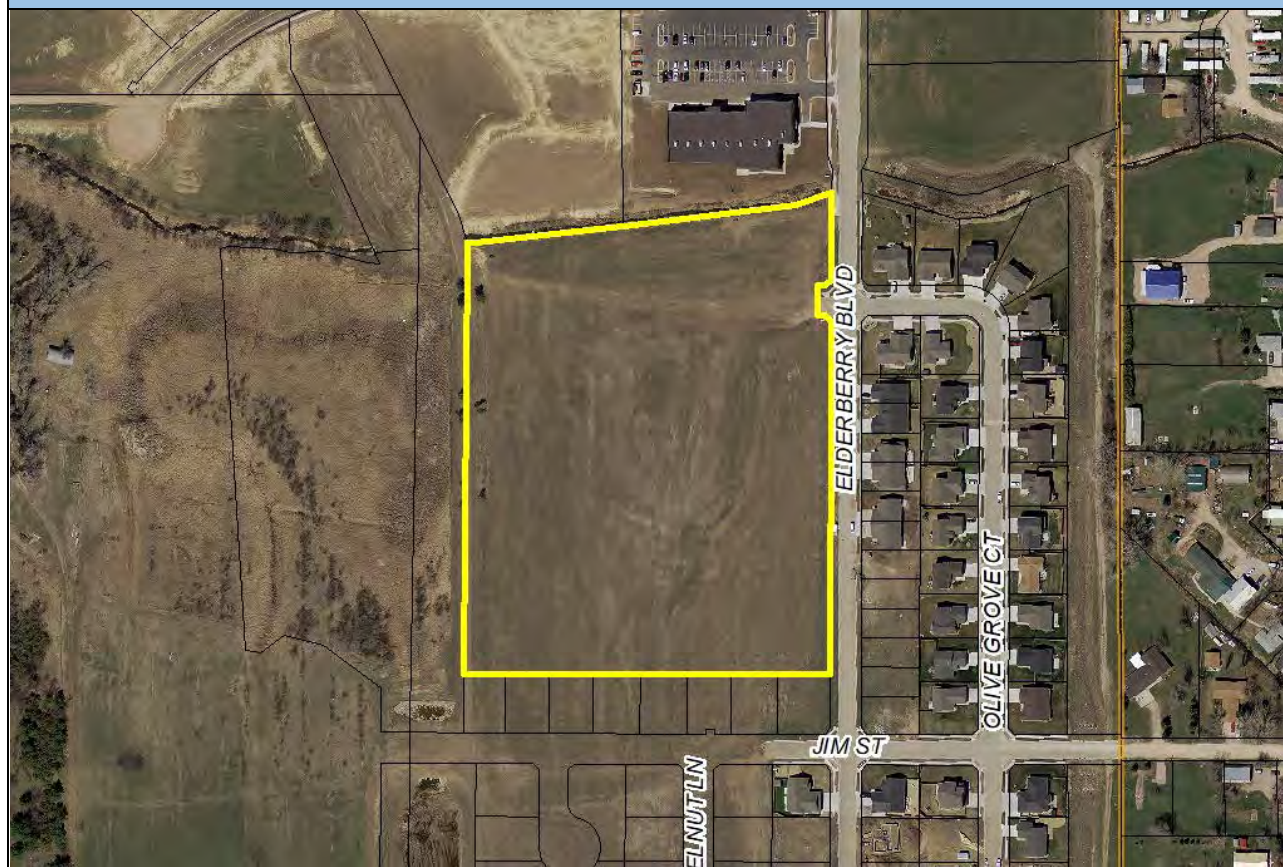
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR - PD	UN, EC and LDN	Void of structural development
Adjacent North	GC and OC	MUC, EC, and UN	Office building
Adjacent South	LDR-II	LDN	Townhomes under construction
Adjacent East	LDR-I and LDR-II	UN and LDN	Townhome lots
Adjacent West	GA	EC	Drainage

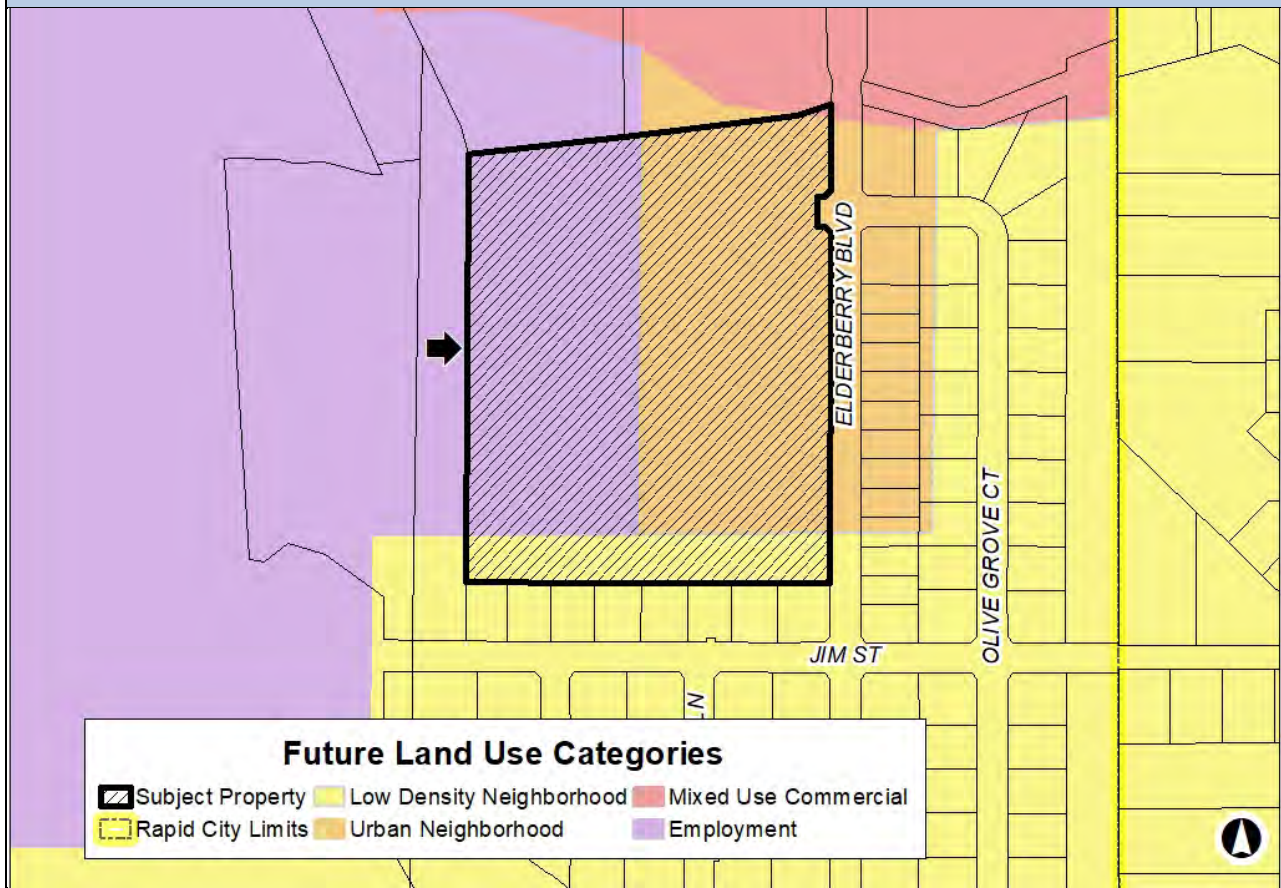
Zoning Map



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



Relevant Case History			
Case/File#	Date	Request	Action
19PD046	12/05/2019	Initial PD to allow a townhome development	Approved with stipulations
19PD029	07/25/2019	Initial / Initial and Final PD Overlay to allow a townhome development	Approved with stipulations
16PD046	04/20/2017	Initial PD Overlay to allow an apartment complex	Approved with stipulations
19PL035	06/03/2019	Preliminary Subdivision Plan to subdivide Tract L creating 80 townhome lots	Approved by City Council
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	158,000 square feet	485,345 square feet	
Lot Width	25 feet	840 feet	
Maximum Building Heights	2 ½ stories or 35 feet	One story	
Maximum Density	30%	24.2%	
Minimum Building Setback:			
• Front	25 feet	25 feet	
• Rear	25 feet	25 feet	
• Side	8 feet (one story)	8 feet (one story)	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	367,781	368,330	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	153	310	
• # of ADA spaces	6	5	
Signage	As per Chapter 17.50.080(S)3.a	Monument sign	
Fencing	4 feet front yard-6 feet outside of front yard	No fencing shown	

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 property is comprised of approximately 11.14 acres of land zoned Medium Density Residential District. A multi-family development is a permitted use in the Medium Density Residential District.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	Only one residential structure is allowed on a parcel of land. The proposed apartment development includes 22 principal structures comprised of 6-unit, 4-unit, and 2-unit buildings which will have the appearance of townhomes.
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 not requesting any Exceptions. The proposed development complies with the land area regulations of the Medium Density Residential District.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The property is zoned Medium Density Residential District. Multi-family development is a permitted use in the Medium Density Residential District.

<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The property is located in the Rapid Valley Sanitary District (RVSD) service area. RVSD has indicated that the subject property will be the last development served by an existing lift station. The applicant must continue to coordinate with Rapid Valley Sanitary District and the City of Rapid City. The applicant is proposing to develop the townhome development in three phases. Phase I can be served by the existing lift station.</p> <p>The Orchard Meadows Traffic Impact Analysis, 2nd Edition, dated September, 2013, includes residential development in compliance with the applicant's land use proposal for this area of the property. As such, no revisions to the Traffic Impact Study are required.</p> <p>The applicant should be aware that an Air Quality Construction Permit must be obtained prior to any surface disturbance of one acre or more. In addition, a Floodplain Development Permit will be required prior to issuance of a Building Permit.</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>As previously noted, no Exceptions are being requested with this Final Planned Development Overlay. The proposed apartment development is unique in layout as a townhome development. The proposed development supports a diversification in the array of housing available in Orchard Meadows.</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	
 <p align="center">A Balanced Pattern of Growth</p>	
<p>BPG-2.1A</p>	<p>Service Provider Coordination: As noted above, the property is served by Rapid Valley Sanitary District (RVSD). The applicant must continue to coordinate with RVSD for the timing and installation of sanitary sewer and water improvements to serve this phase of the development.</p>
<p>BPG-3.1A</p>	<p>Balanced Uses: The proposed townhome development supports the goal of providing a balance of residential and commercial development throughout the community.</p>
<p>BPG-3.2A</p>	<p>Mix of Housing Types: The Master Plan for Orchard Meadows identifies a mix of commercial and residential development. The proposed townhome development supports the goal of providing a mix of housing types.</p>
 <p align="center">A Vibrant, Livable Community</p>	
<p>LC-2.1C</p>	<p>Variety of Housing Types: The Master Plan for Orchard Meadows shows a mix of single-family dwellings, townhomes, and apartments which provides a diversity of housing options.</p>
<p>LC-3.2C</p>	<p>Pedestrian and Bicycle Linkages: Transportation Planning has indicated that the Bicycle and Pedestrian Master Plan identifies a proposed shared use path which is being identified on the Orchard Meadows Master Plan.</p>

 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.1A	Pedestrian and Bicycle Networks: As noted above, the Bicycle and Pedestrian Master Plan identifies a shared use path which is shown on the submitted Orchard Meadows Master Plan. In addition, sidewalks will be constructed throughout the townhome development creating connectivity with the pedestrian walkways identified on the shared green space and park area.
 Efficient Transportation and Infrastructure Systems	
T1-2.1D	Coordinated Land Use and Transportation Planning: The Orchard Meadows Traffic Impact Analysis, 2 nd Edition, dated September, 2013, includes residential development in compliance with the applicant's land use proposal for this area of the property. As such, no revisions to the Traffic Impact Study are required.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: As noted above, the proposed townhome apartment development will increase the diversity in housing options for the area.
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: 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 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 and Employment Center
Design Standards:	
SDP-N1	Mix of Housing Types: The proposed townhome apartment development will diversify the available housing stock in the area. The existing development consists of single-family dwellings and townhomes.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1G	Residential Growth: The proposed townhome development supports the goal of residential growth west of Reservoir Road.

Findings	
Staff has reviewed the Final Planned Development Overlay to allow a townhome 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 proposed townhome apartment development supports the diversification and growth of residential development in the area.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow a townhome development be approved with the following stipulations:	
1.	Upon submittal of a Building Permit, drainage demonstrating that post-developed stormwater flows for the two, ten, and one-hundred year rainfall events shall not have an adverse effect in Rapid Creek downstream of Unnamed Tributary Element 8 or on-site detention shall be provided;
2.	Upon submittal of a Building Permit, provide stormwater quality;
3.	Upon submittal of a Building Permit, documentation shall be submitted that Rapid Valley Sanitary District has approved the sewer and water main plans and report;
4.	Prior to issuance of a Certificate of Occupancy, documentation shall be submitted that the lift station, force main and appurtenances are accepted by Rapid Valley Sanitary District;
5.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
6.	The proposed apartment development shall be fire sprinkler protected;
7.	Prior to issuance of a Building Permit, a Floodplain Development Permit shall be reviewed and approved if applicable; and,
8.	This Final Planned Development Overlay shall allow for a 102-unit multi-family townhome development on the subject property. Other permitted uses within the Medium Density Residential District in compliance with Rapid City Municipal Code shall be allowed with the approval of a Building Permit. Any conditional use within the Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Development Overlay.

Rapid City Community Planning & Development Services

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 # 20PD013	Final Planned Development Overlay to allow a townhome development
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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
5.	ADA accessibility shall be provided throughout the structures and site as necessary;
6.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Final Planned Development Overlay;
7.	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,
8.	All applicable provisions of the adopted International Fire Code shall continually be met.