



Rapid City Planning Commission Planned Development Overlay Project Report

April 23, 2020

Item #19
Applicant Request(s)
Case #20PD015 – Initial and Final 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.

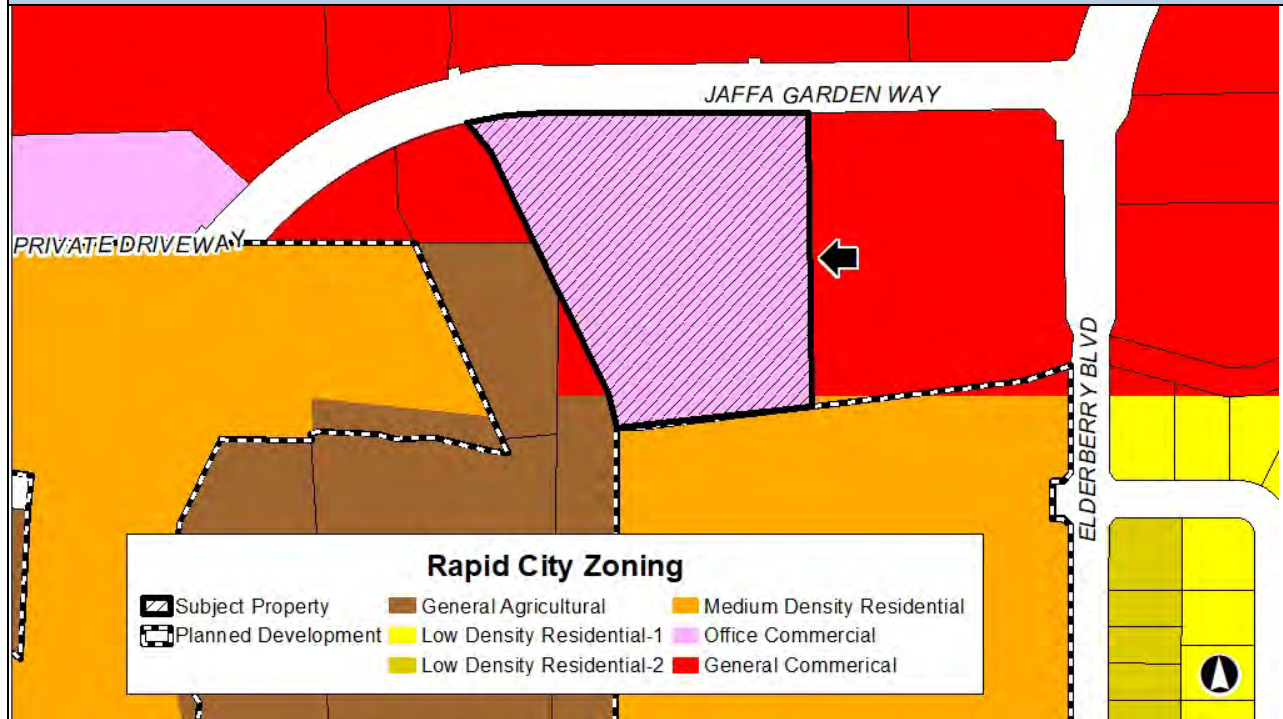
Project Summary Brief	
<p>The applicant has submitted an Initial and Final Planned Development Overlay to allow an apartment complex on a parcel of land approximately 3.6 acres in size zoned Office Commercial District. In particular, the applicant is proposing to construct a 90-unit apartment complex with six apartment buildings and 5 garage structures. The applicant is requesting an Exception to allow a height of three-stories and 39 feet in lieu of the maximum allowed height of three-stories and 35 feet. The property is located at 3411 Jaffa Garden Way which is located approximately 400 feet west of the intersection of Jaffa Garden Way and Elderberry Boulevard. Currently, the property is void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: KTM Design Solutions	Planner: Fletcher Lacock
Property Owner: Muth Properties	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3411 Jaffa Garden Way
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Orchard Meadows
Land Area	3.6 acres
Existing Buildings	Void of structural development (Proposed 36,834 square feet)
Topography	Relatively level
Access	Jaffa Garden Way
Water / Sewer	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	South edge located in Federally Designated 500-year Floodway

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC	MUC / EC / FP	Void of structural development
Adjacent North	GC	MUC	Call center
Adjacent South	MDR - PD	EC	Proposed townhome development / Currently void of structural development
Adjacent East	GC	MUC	Office building
Adjacent West	GC and GA	MUC / EC	Void of structural development

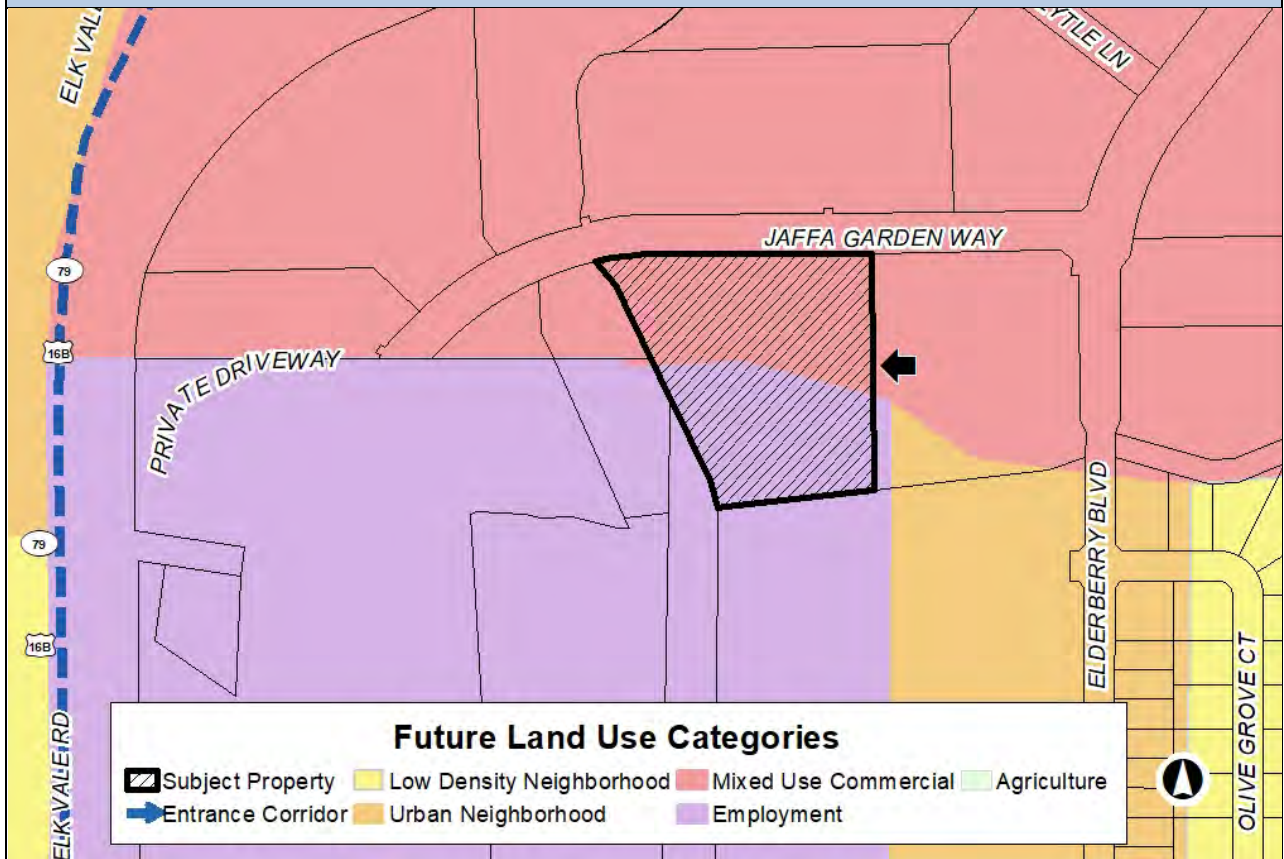
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
19RZ028	09/16/2019	Rezoning from General Commercial District to Office Commercial District	City Council approved
19PL058	07/29/2019	Final Plat	Staff approved
Relevant Zoning District Regulations			
Office Commercial District		Required	Proposed
Lot Area		140,000 square feet	156,816 square feet
Lot Width		50 feet	483 feet
Maximum Building Heights		3 stories or 35 feet	Requesting an Exception to allow a maximum height of three-story and 39 feet
Maximum Density		35%	Approximately 23.4%
Minimum Building Setback:			
• Front		25 feet	25 feet
• Rear		25 feet / 5 feet to accessory structure	20 feet
• Side		12 feet for apartments / 8 feet for garages	8 feet
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		119,995	120,030
• # of landscape islands		2	2
Minimum Parking Requirements:			
• # of parking spaces		135	145
• # of ADA spaces		5	6
Signage		As per RCMC 17.50.100	Monument sign
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 and 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 3.6 acres of land zoned Office Commercial District. A multi-family development is a permitted use in the Office Commercial District. 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:	Only one residential structure is allowed on a parcel of land. The proposed apartment development includes 6 principal structures with a total of 90 apartment units. Multiple primary structures require 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 an Exception to allow a height of three-stories and 39 feet in lieu of the maximum allowed height of three-stories and 35 feet. The property abuts commercial development to the north and east. To the south and west, land is being developed with a drainage way which will provide an additional buffer from lower density residential. In addition, the proposed height Exception is less than a 20% deviation. For these reasons, staff recommends that the Exception to allow a maximum height of 39 feet be granted.

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 Office Commercial 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.
5. Any adverse impacts will be reasonably mitigated:	The applicant has indicated that a drainage easement allows drainage from Lot H to drain onto Lot M located to the east. Upon submittal of a Building Permit, a copy of the executed drainage easement must be submitted for review. Rapid Valley Sanitary District is requesting that upon issuance of a Building Permit, a backflow preventer must be installed on the water services to each building.
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 noted above, the property is located adjacent to commercial development to the north and east. A drainage way along the west and south property lines provide an additional buffer to lower density residential development proposed to the south. The property also sits lower than Elk Vale Road minimizing any impact from the additional height. For these reasons, staff supports the Exception request to allow a height of 39 feet.

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 Southeast Connector 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: The applicant has designed the proposed development to include the recommendations of the approved Traffic Impact Study.
	Economic Stability and Growth
EC-1.2A	Housing Stock: The proposed apartment complex provides additional housing options in the Southeast Connector Neighborhood Area.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Initial and 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 and 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

Future Land Use Plan Designation(s):	Mixed-Use Commercial / Employment Center / Future Parks
Design Standards:	
N/A	Multi-family dwellings are identified as a permitted use in the Office Commercial District. Once development in the area proceeds, a routine Comprehensive Plan Amendment will be submitted to revise the Future Land Use Plan.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1G	Residential Growth: The proposed Initial and Final Planned Development Overlay supports the goal of promoting new residential growth in the Southeast Connector Neighborhood Area.

Findings

Staff has reviewed the Initial and Final 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 and Final Planned Development Overlay application to allow an apartment complex consisting of six three-story apartment buildings with a total of 90 dwelling units. The applicant is requesting an Exception to allow a maximum height of 39 feet in lieu of the maximum allowed height of 35 feet. The surrounding land uses, Elk Vale Road, and drainage areas will provide a buffer to adjacent lower density residential development. The proposed apartment complex provides a variety of housing options and supports residential growth in the Southeast Connector Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Initial and Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:	
1.	An Exception is hereby granted to allow a height of three-stories and 39 feet in lieu of the maximum allowed height of three-stories and 35 feet;
2.	Upon submittal of a Building Permit, a copy of the recorded drainage easement shall be submitted;
3.	Upon issuance of a Building Permit, backflow preventers shall be installed on the water services to each building;
4.	All signage shall meet the requirements of the Rapid City Sign Code. Any proposed electronic or Light Emitting Diode (LED) signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
5.	This Final Planned Development Overlay shall allow a 90-unit apartment complex. Any change in use that is a permitted use in the Office Commercial District in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Office Commercial District shall require the review and approval of 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. This is not a complete list. All City, District, State, and Federal requirements must be continually met.</i>	
	Applicant Request(s)
Case # 20PD015	Initial and Final 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.