



Rapid City Planning Commission

Initial Planned Development Overlay Project Report

September 24, 2020

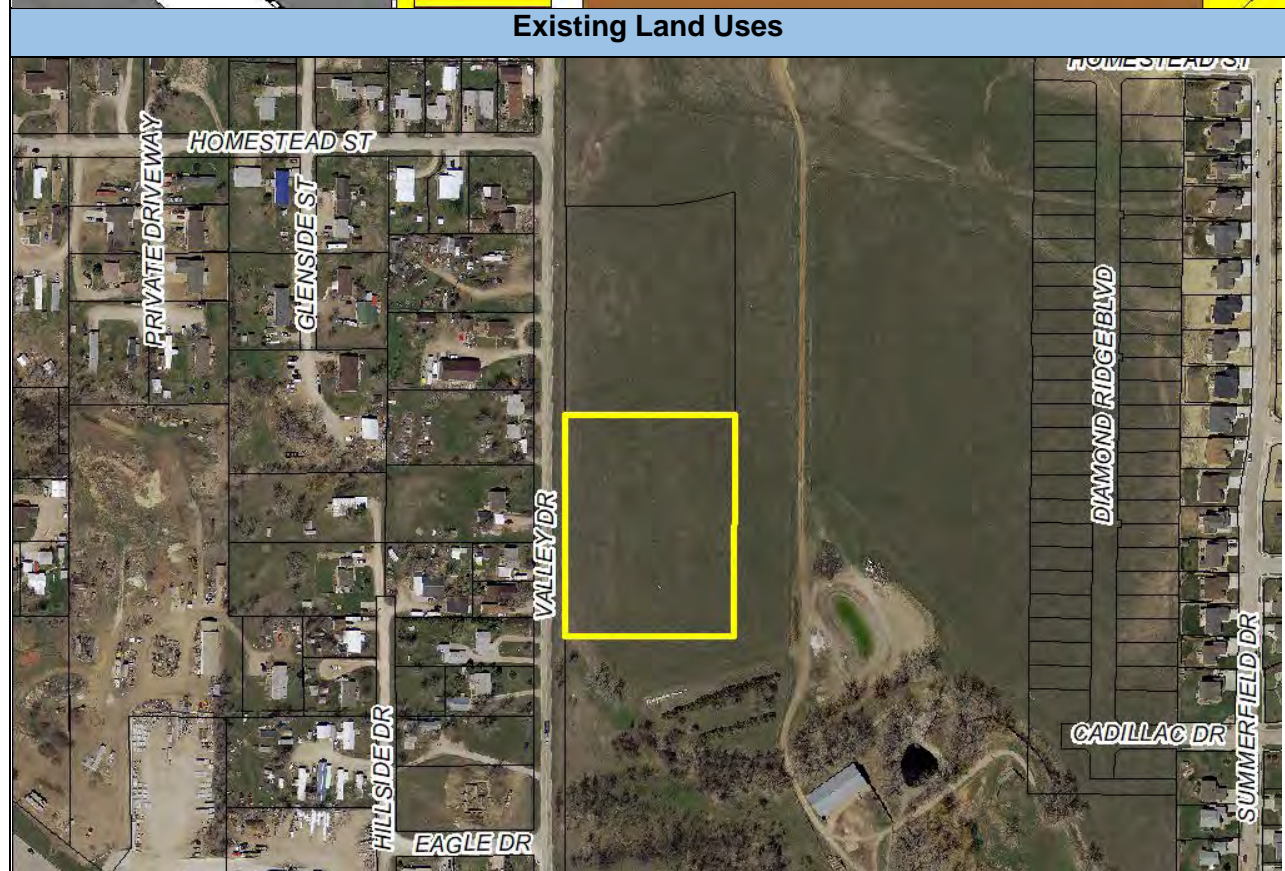
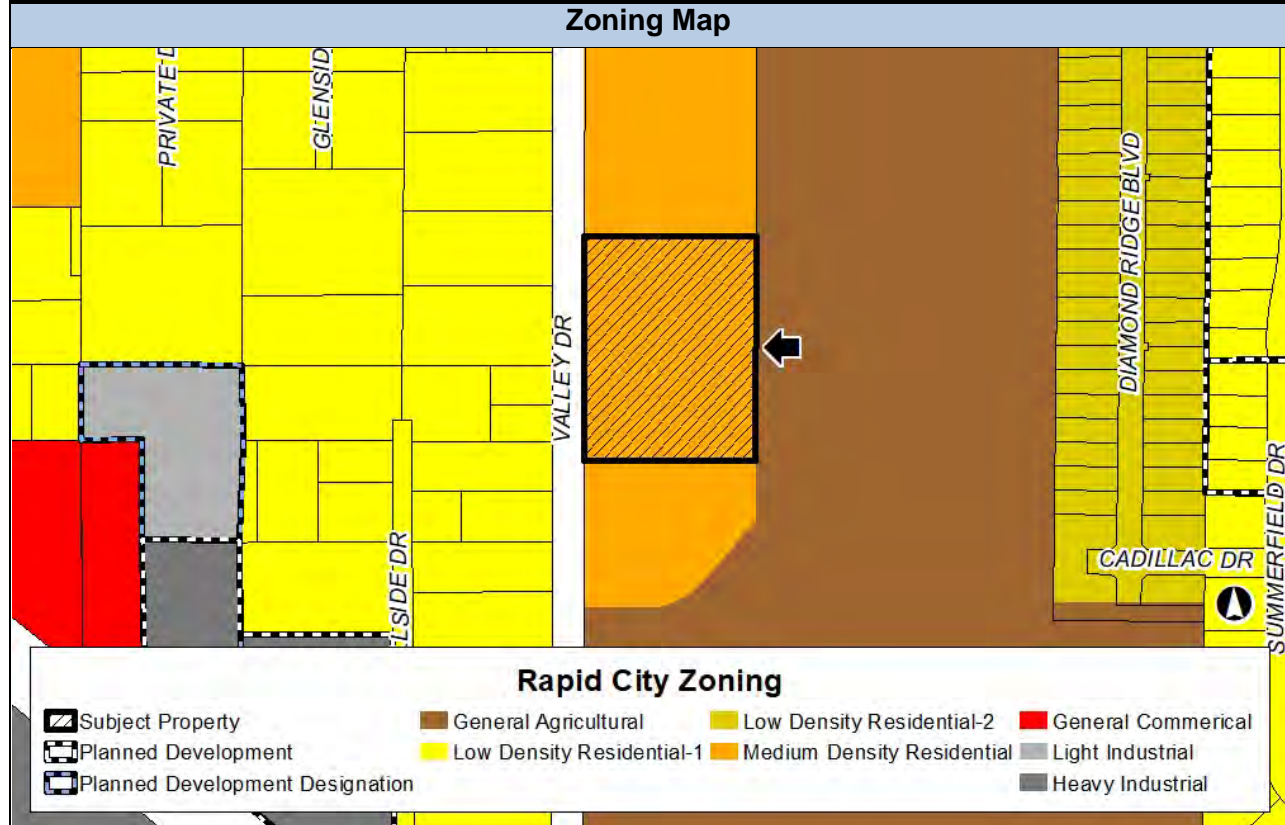
Item #4
Applicant Request(s)
Case #20PD028 – Initial Planned Development Overlay to allow an apartment complex
Companion Case(s) N/A

Development Review Team Recommendation(s)
Staff recommends approval of the Initial Planned Development Overlay with stipulations as noted below.

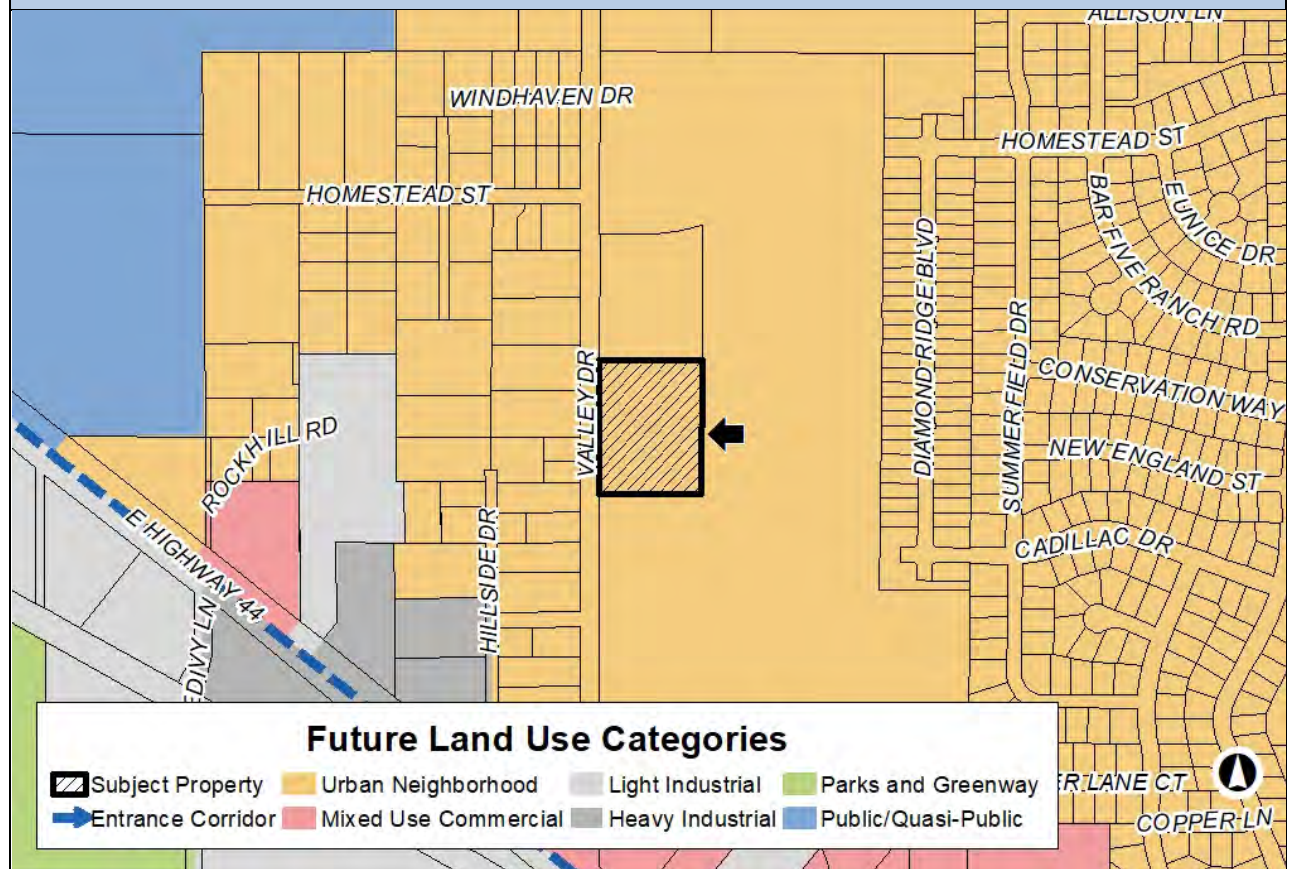
Project Summary Brief	
The applicant has submitted an Initial Planned Development Overlay to allow an apartment complex on a parcel of land approximately 3.73 acres in size zoned Medium Density Residential District. In particular, the applicant is proposing to construct an 84-unit apartment complex with 7 apartment buildings and three garage structures. The proposed apartment buildings will be three-stories and 35 feet in height. The applicant is not requesting any Exceptions. The property is located at 1050 Valley Drive which is located approximately 1,350 feet north of the intersection of Valley Drive and S.D Highway 44. Currently, the property is void of any structural development.	
Applicant Information	Development Review Team Contacts
Applicant: Western Housing Enterprises LLC	Planner: Fletcher Lacock
Property Owner: Western Housing Enterprises 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	1050 Valley Drive
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Diamond Ridge Subdivision
Land Area	3.73 acres / 162,478 square feet
Existing Buildings	Void of structural development
Topography	Relatively level
Access	Valley Drive
Water / Sewer	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

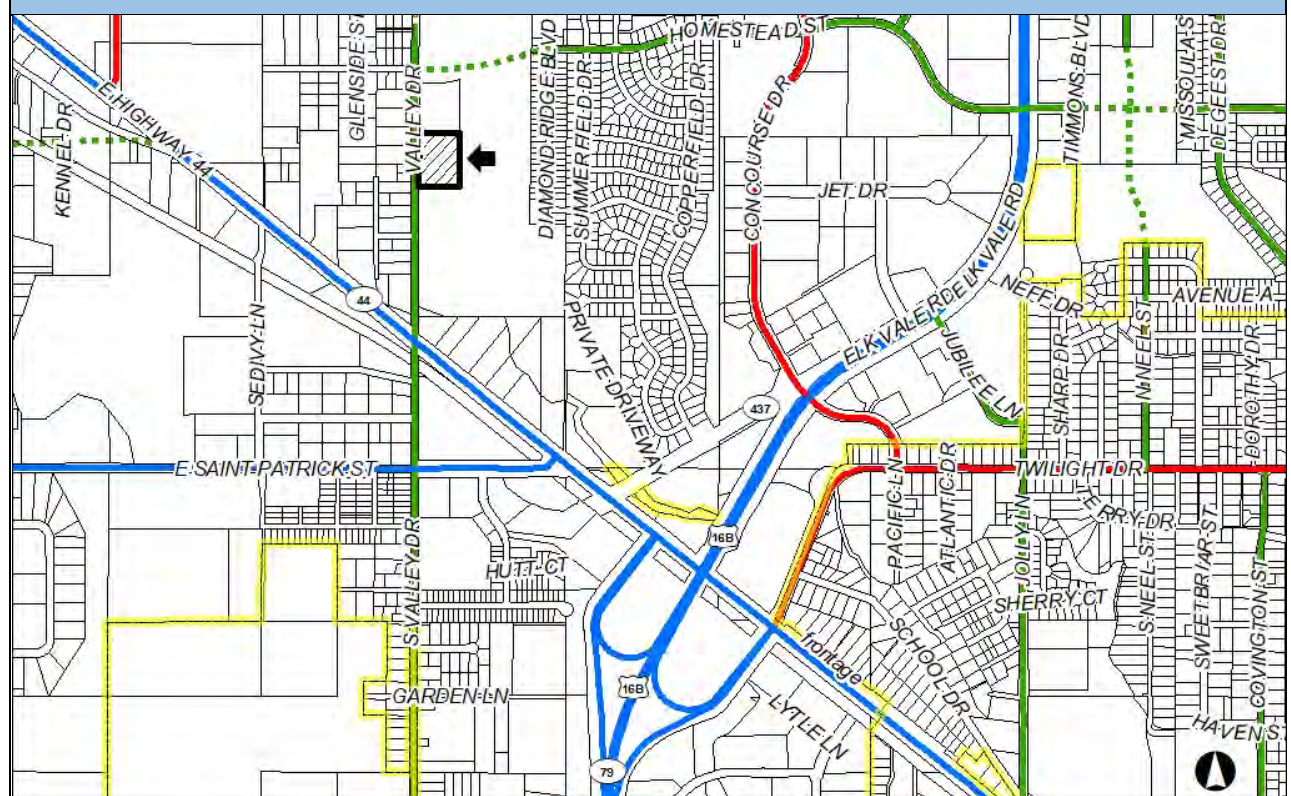
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Void of structural development
Adjacent North	MDR	UN	Void of structural development
Adjacent South	MDR	UN	Void of structural development
Adjacent East	GA	UN	Void of structural development
Adjacent West	LDR	UN	Single-family dwellings



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan








Subject Property
 Rapid City Limits
 Collector
 Minor arterial
 Principal arterial
 Proposed collector

Relevant Case History			
Case/File#	Date	Request	Action
19PL027	04/15/2019	Final Plat	Staff approved
18RZ022	10/15/2018	Rezoning from General Agricultural District to Medium Density Residential District	CC approved
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		131,000 square feet	162,478 square feet
Lot Width		50 feet	462 feet
Maximum Building Heights		3 stories or 35 feet	3 stories / 35 feet
Maximum Density		30%	Approximately 29.2%
Minimum Building Setback:			
• Front		25 feet	25 feet
• Rear		25 feet	25 feet
• Side		12 feet	12 feet
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		Not required with Initial Planned Development	N/A
• # of landscape islands		3	3
Minimum Parking Requirements:			
• # of parking spaces		126	168
• # of ADA spaces		5	8
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 an Initial 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 3.73 acres of land zoned Medium Density Residential District. Currently, the property is void of any structural development. The applicant is proposing 7 apartment buildings which requires the review and approval of a Final Planned Development Overlay since only one residential structure is allowed per parcel of land.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Medium Density Residential District. Multi-family dwellings are identified as a permitted use in the district. 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 not requesting any Exceptions from 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 which allows for multi-family dwellings. The applicant is proposing to construct 7 primary structures which requires the approval of a Final Planned Development Overlay.

5. Any adverse impacts will be reasonably mitigated:	<p>Upon submittal of a Final Planned Development Overlay application, the applicant must address the following issues:</p> <ul style="list-style-type: none"> • Submit a sign package for review and approval; • Submit a landscape plan for review and approval; • Submit a site plan identifying dumpster locations; and, • Submit construction plans for a 12-inch water main for review and approval.
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 applicant is not requesting any Exceptions. A Final planned Development Overlay application must be approved prior to issuance of a Building Permit.

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 Elk Vale Road 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: Valley Drive is identified as a Collector Street on the City's Major Street Plan. Valley Drive abuts the subject property on the west side.
	Economic Stability and Growth
EC-1.2A	Housing Stock: The proposed apartment complex provides additional housing options in the Elk Vale Road Neighborhood Area.
	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 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):	Urban Neighborhood
Design Standards:	
N/A	Multi-family dwellings are identified as a permitted use in the Medium Density Residential District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed Initial Planned Development Overlay supports the goal of promoting new residential growth in the Elk Vale Road Neighborhood Area.

Findings	
Staff has reviewed the Initial 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 Planned Development Overlay application to allow an apartment complex consisting of 7 three-story apartment buildings with a total of 84 dwelling units. The applicant is not requesting any Exceptions. The proposed apartment complex provides a variety of housing options and supports residential growth in the Elk Vale Road Neighborhood Area.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Initial Planned Development Overlay to allow an apartment complex be approved with the following stipulations:	
1.	Upon submittal of a Final Planned Development Overlay application, construction plans for a 12-inch water main shall be submitted for review and approval. Prior to issuance of a Building Permit, the water main shall be constructed;
2.	Upon submittal of a Final Planned Development Overlay application, submit a landscape plan for review and approval;
3.	Upon submittal of a Final Planned Development Overlay application, a stormwater plan and calculations shall be submitted;
4.	Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval;
5.	Upon submittal of a Final Planned Development Overlay, a revised site plan shall be submitted identifying dumpster locations; and,
6.	This Initial Planned Development Overlay shall allow a 84-unit apartment complex. Prior to issuance of a Building Permit, a Final Planned Development Overlay shall be submitted for review and approval. Any conditional use shall require the review and approval of a Final Planned Development Overlay.



Rapid City Department of Community Development

Development Review Advisories

*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.*

Applicant Request(s)	
Case #20PD028	Initial 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.