



Rapid City Planning Commission

Planned Development Overlay Project Report

January 7, 2021

Item #3
Applicant Request(s)
Case #20PD033 – Initial Planned Development Overlay to allow an apartment complex
Companion Case(s) #N/A

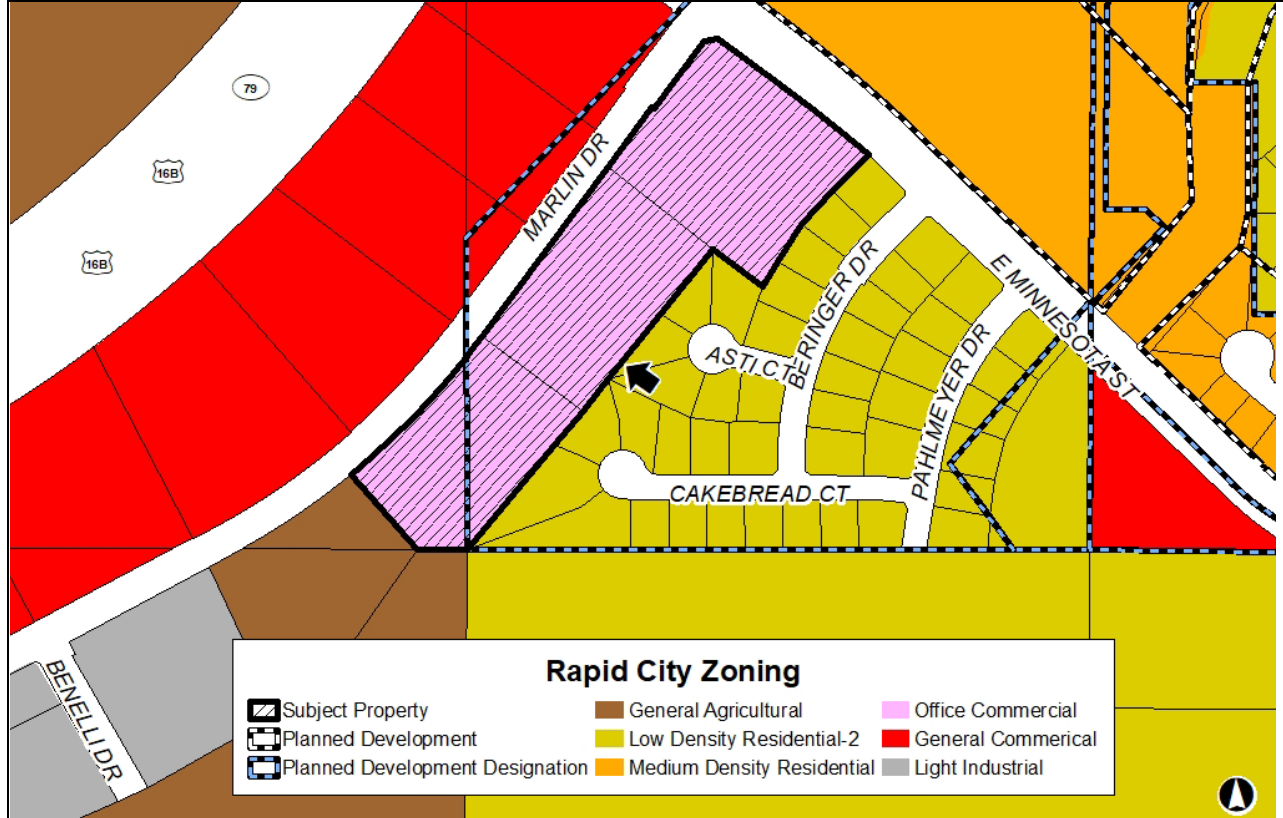
Development Review Team Recommendation(s)
Staff recommends approval of the Initial Planned Development Overlay with stipulations as noted below.

Project Summary Brief	
<p>The applicant has submitted an Initial Planned Development Overlay to allow a townhome apartment complex on a parcel of land approximately 8.61 acres in size zoned Office Commercial District with a Planned Development Designation. In particular, the applicant is proposing to construct a 70-unit townhome apartment complex with 14 one-story structures. The proposed complex includes one two-unit structure and 13 six-unit structures with front loading garages and driveways to each unit. The applicant is not requesting any Exceptions. The property is located in the Marlin Drive Commercial Park, south of the intersection of Marlin Drive and E. Minnesota Street. Currently, the property is void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: SSST LLC	Planner: Fletcher Lacock
Property Owner: SSST LLC / ZCO and Bear Creek land Co., LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

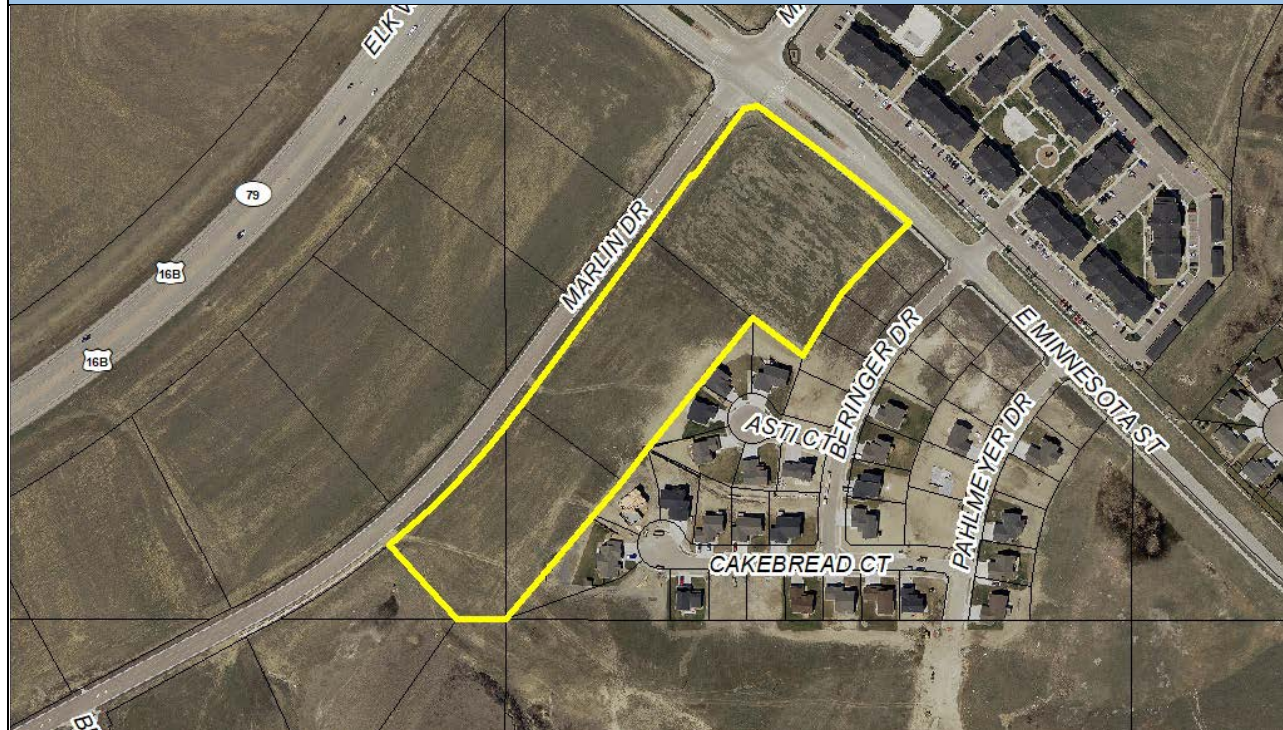
Subject Property Information	
Address/Location	Located south of the intersection of East Minnesota Street and Marlin Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Marlin Drive Commercial Park
Land Area	8.61 acres / 375,052 square feet
Existing Buildings	Void of structural development
Topography	Rises in elevation from north to south approximately 90 feet
Access	Marlin Drive and East Minnesota Street
Water / Sewer	Rapid City
Electric/Gas Provider	BHP / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PDD	MUC	Void of structural development
Adjacent North	GC-PDD	MUC / CAC / Entrance Corridor	Apartment complex
Adjacent South	GA	UN	Void of structural development
Adjacent East	LDR II-PDD	UN	Single-family dwellings
Adjacent West	GC-PDD	MUC / CAC / Entrance Corridor	Void of structural development

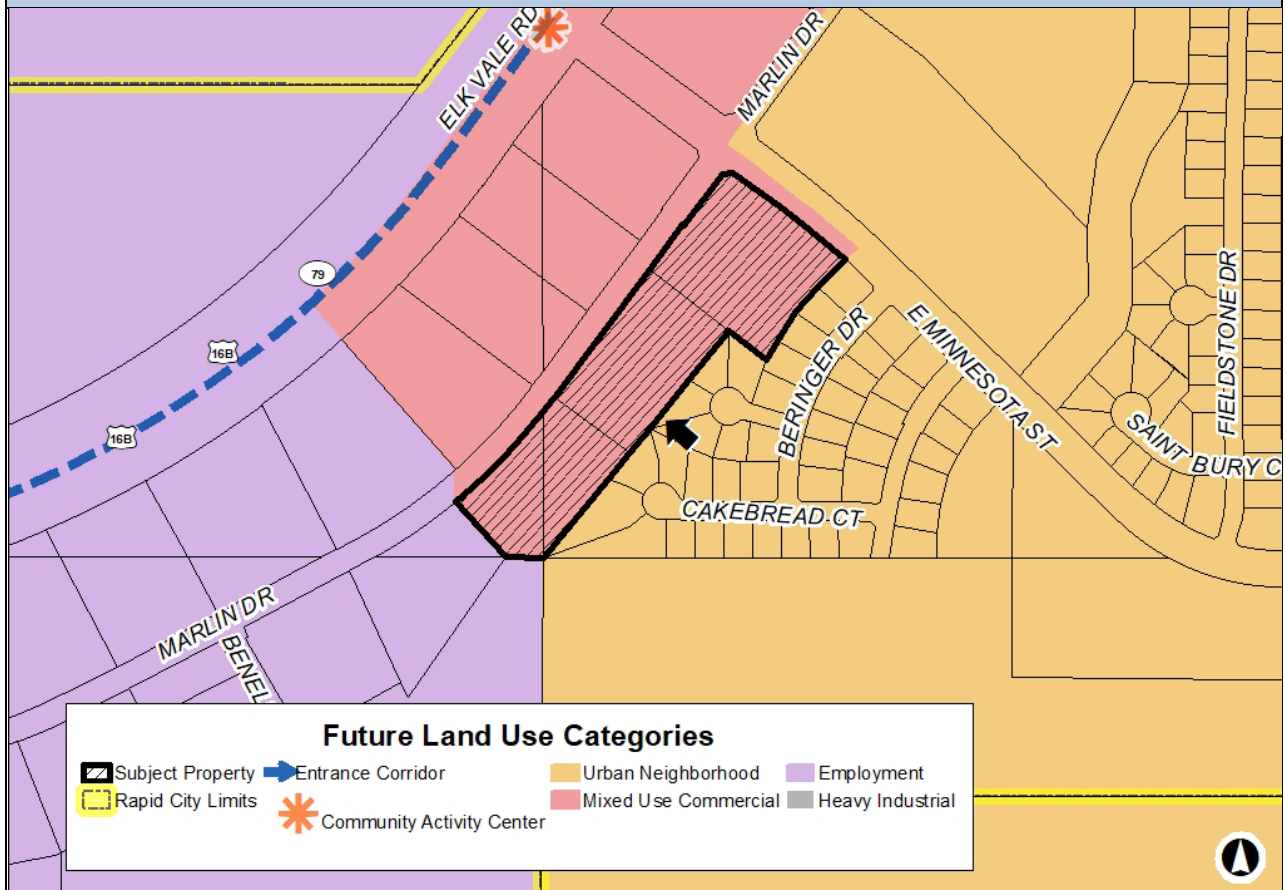
Zoning Map



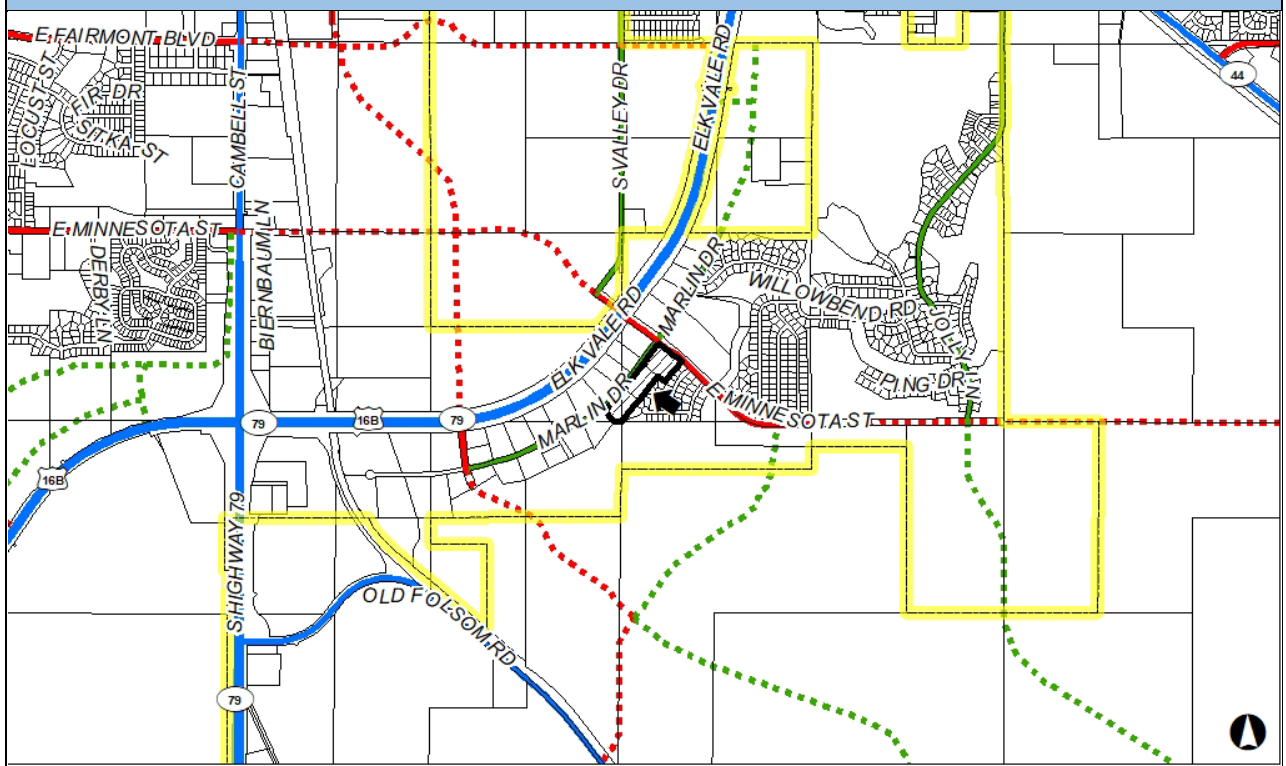
Existing Land Uses



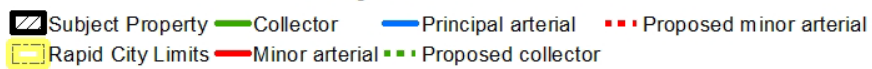
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
07PD022	04/20/2007	Planned Development Designation	PC approved
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	110,000 square feet	358,063 square feet	
Lot Width	50 feet	400 feet	
Maximum Building Heights	3 stories or 35 feet	One-story	
Maximum Density	30%	23.79%	
Minimum Building Setback:			
• Front	25 feet	25 feet	
• Rear	25 feet	25 feet	
• Side	8 feet	8 feet	
• Street Side	25 feet	25 feet	
Minimum Landscape Requirements:			
• # of landscape points	Not required with Initial Planned Development	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	105	186	
• # of ADA spaces	5	6 ADA units proposed / One ADA space required for quest parking	
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	
<p>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:</p>	
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 8.61 acres of land zoned Office Commercial District. Currently, the property is void of any structural development. The applicant is proposing 14 townhome apartment buildings with a total of 70 units 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 Office Commercial District with a Planned Development Designation. 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.
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 14 primary structures which requires the approval of a Final Planned Development Overlay.
5. Any adverse impacts will be	Upon submittal of a Final Planned Development Overlay

<p>reasonably mitigated:</p>	<p>application, the applicant must submit the following information:</p> <ul style="list-style-type: none"> • Identify ADA parking spaces for guest parking; • Submit a sign package; • Calculate open space requirement and land area regulations for multi-family in lieu of townhomes; • A landscape plan must be submitted for review and approval; • Provide utility design reports demonstrating capacity is available for the proposed development including verification that there is capacity in the Jolly Lane lift station for 70 additional dwelling units. Sanitary sewer flows from these lots need to flow down the existing 15-inch sewer in E. Minnesota Street and the 18-inch sewer in E. Minnesota Street currently under construction. All plugs in the E. Minnesota Street manholes will need to be removed to allow the flows to go in this direction. The flows cannot go through Elks Country Estates. A plug will need to be installed in the invert in the manhole at East Minnesota Street and Marlin Drive. The invert angle going east may need to be re-shaped to accommodate this flow; • Provide drainage report; • Vacate fire hydrant easement at approach on Marlin Drive and relocate if necessary; • Provide Covenant Agreement for shared approach from Marlin Drive; • Coordinate with the City's Traffic Engineer to ensure the E. Minnesota Street approach location functions and will not be impeded by the existing median or revise the location of the approach. It appears the landscape median in E. Minnesota Street may obstruct the vision of westbound traffic turning left into the development. Also, there may not be room to stripe a center left turn lane. A remedy for this obstruction would be to extend the median east and make the approach right-in/right-out only. Another option is to move the approach to Marlin Drive; • Submit names for the proposed interior street network for approval by the Emergency Services Communication Center. The approved street names must be shown on the site plan submitted with the Building Permit application; and, • Identify dumpster locations if any are proposed.
<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, the applicant is not requesting any Exceptions with the Initial Planned Development Overlay application. A Final Planned Development must be approved prior to issuance of a Building Permit.</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	
 A Balanced Pattern of Growth	
BPG-3.2A	Mix of Housing Types: The proposed townhome apartments will provide additional housing options in the Southeast Connector Neighborhood Area where a mix of single-family dwellings, 2-unit townhomes, and apartment complexes are being developed.
 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: Marlin Drive is identified as a Collector Street on the City's Major Street Plan. Marlin Drive abuts the subject property on the west side. E. Minnesota Street is identified as a Minor Arterial Street on the City's Major Street Plan. As previously noted, the applicant must coordinate with the City's Traffic Engineer to ensure the approach on E. Minnesota Street complies with the Infrastructure Design Criteria Manual or the approach location must be revised.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: The proposed townhome 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 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.

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 Office Commercial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-	Residential Growth: The proposed Initial Planned Development Overlay supports

NA1.1G	the goal of promoting new residential growth in the Southeast Connector Neighborhood Area.
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Findings
<p>Staff has reviewed the Initial Planned Development Overlay to allow a townhome apartment 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 submitted an Initial Planned Development Overlay application to allow a townhome apartment complex consisting of 14 one-story townhome apartment buildings with a total of 70 dwelling units. The proposed townhome apartment complex provides a variety of housing options and supports residential growth in the Southeast Connector Neighborhood Area. A Final Planned Development Overlay application must be approved prior to issuance of a Building Permit.</p>

Planning Commission Recommendation and Stipulations of Approval	
<p>Staff recommends that the Initial Planned Development Overlay to allow a townhome apartment development be approved with the following stipulations:</p>	
1.	Prior to submittal of a Final Planned Development Overlay application, the applicant shall coordinate with the City's Traffic Engineer to ensure the E. Minnesota Street approach location functions and will not be impeded by the existing median or shall revise the location of the approach;
2.	Prior to submittal of a Final Planned Development Overlay application, the fire hydrant easement shall be vacated or the approach location shall be relocated along Marlin Drive;
3.	Upon submittal of a Final Planned Development Overlay application, the area regulation calculations for the development shall be revised to show the requirements for multi-family dwellings not townhomes;
4.	Upon submittal of a Final Planned Development Overlay application, a revised site plan showing accurate property line location for the south corner shall be submitted for review and approval;
5.	Upon submittal of a Final Planned Development Overlay application, a parking plan for a multi-family development shall be submitted showing ADA parking spaces;
6.	Upon submittal of a Final Planned Development Overlay application, a Covenant Agreement for the shared approach shall be submitted for review and approval;
7.	Upon submittal of a Final Planned Development Overlay application, water and sewer plans shall be submitted for review and approval demonstrating that capacity is available for the proposed development;
8.	Upon submittal of a Final Planned Development Overlay application, a landscape plan shall be submitted for review and approval;
9.	Upon submittal of a Final Planned Development Overlay application, a drainage report and calculations shall be submitted;
10.	Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval;
11.	Upon submittal of a Final Planned Development Overlay application, the applicant shall submit names for the proposed interior street network for approval by the Emergency Services Communication Center. The approved street names shall be shown on the site plan submitted with the Building Permit application;
12.	Upon submittal of a Final Planned Development Overlay, the site plan shall be revised to show the location of dumpsters; and,
13.	This Initial Planned Development Overlay shall allow a 70-unit townhome 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 #20PD033	Initial Planned Development Overlay to allow a townhome apartment 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.	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.