



# Rapid City Planning Commission

## Planned Development Overlay Project Report

### January 21, 2021

<b>Item #11</b>
<b>Applicant Request(s)</b>
Case #20PD035 – Initial Planned Development Overlay to allow an apartment complex
Companion Case(s) #20RZ041 – Rezoning from General Commercial District to Medium Density Residential District

<b>Development Review Team Recommendation(s)</b>
Staff recommends approval of the Initial Planned Development Overlay in conjunction with the associated Rezoning request and with stipulations as noted below.

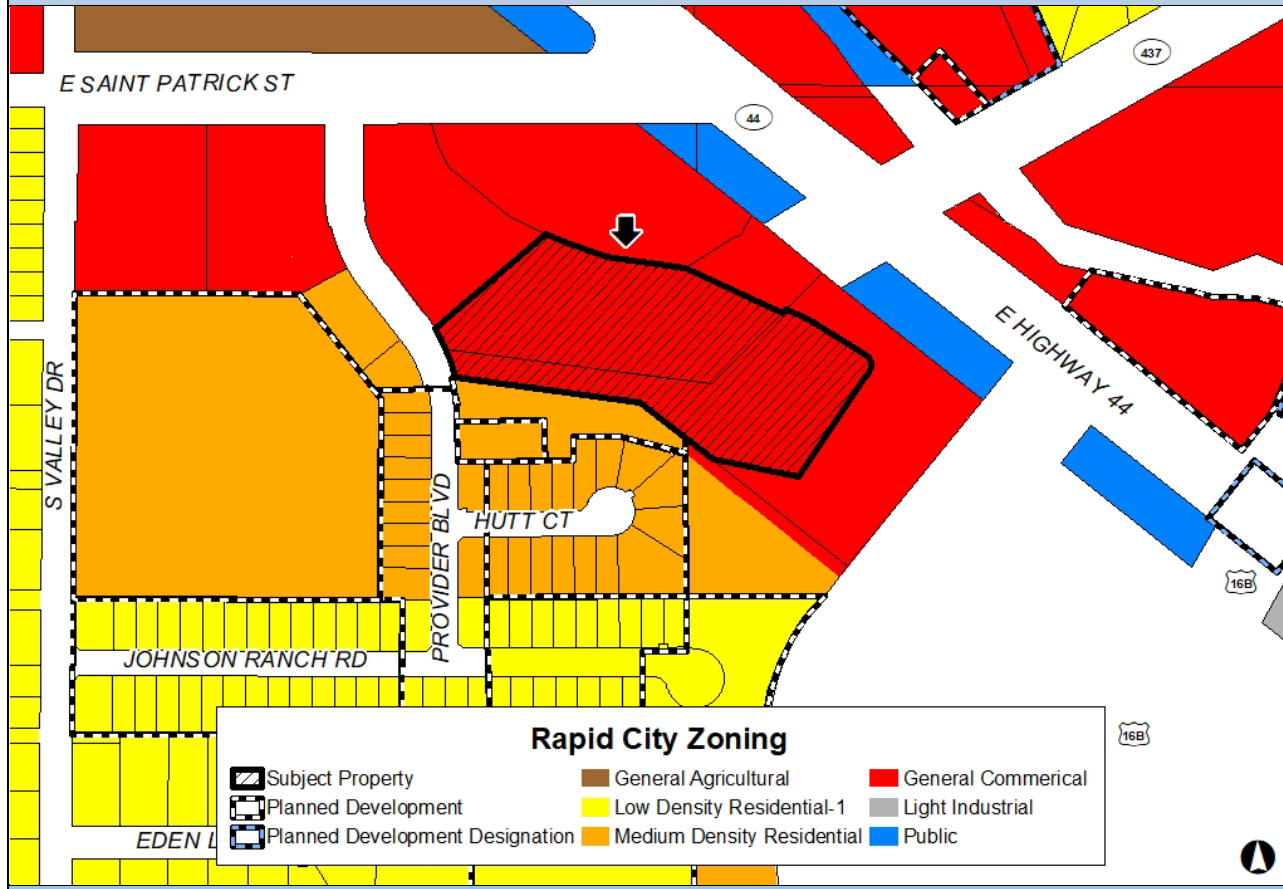
<b>Project Summary Brief</b>
The applicant has submitted an Initial Planned Development Overlay to allow an apartment complex on a parcel of land approximately 5.66 acres in size zoned General Commercial District. The applicant has also submitted a Rezoning request (File #20RZ041) from General Commercial District to Medium Density Residential District. In particular, the applicant is proposing to construct a 150-unit apartment complex with 10 three-story structures and 10 garage structures. The applicant is not requesting any Exceptions. The property is located in the Johnson Ranch Subdivision on the east side of Provider Boulevard. Currently, the property is void of any structural development.

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: 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	2016 and 2030 Provider Boulevard
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Johnson Ranch Subdivision
Land Area	5.66 acres
Existing Buildings	Void of structural development
Topography	Relatively level
Access	Provider Boulevard
Water / Sewer	RVSD
Electric/Gas Provider	West River Electric
Floodplain	Federally designated 500-year floodplain – Protected by levee

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Void of structural development
Adjacent North	GC	MUC	Void of structural development
Adjacent South	MDR-PD	UN	Void of structural development
Adjacent East	P	P/QP	Void of structural development
Adjacent West	GC	UN	Group home

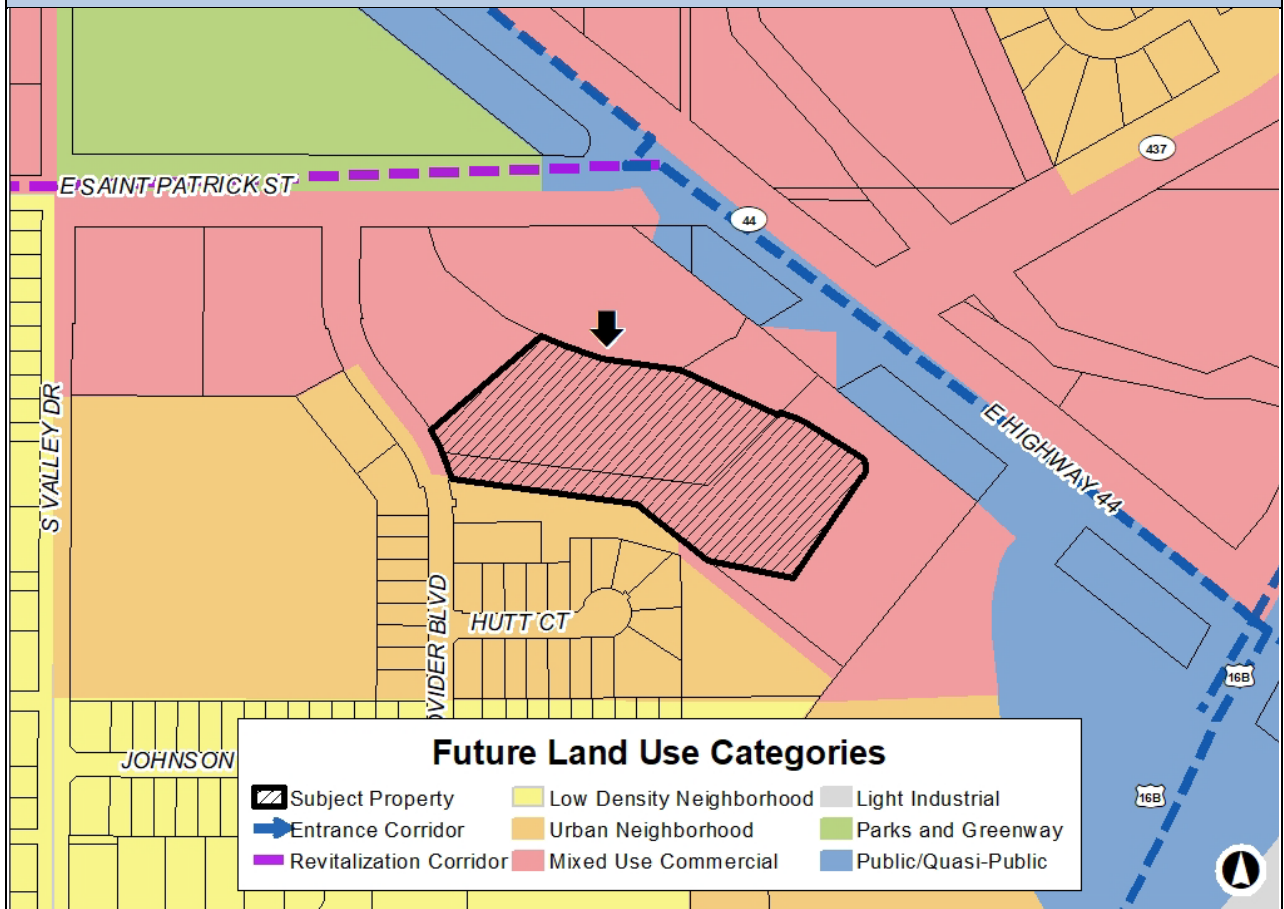
**Zoning Map**



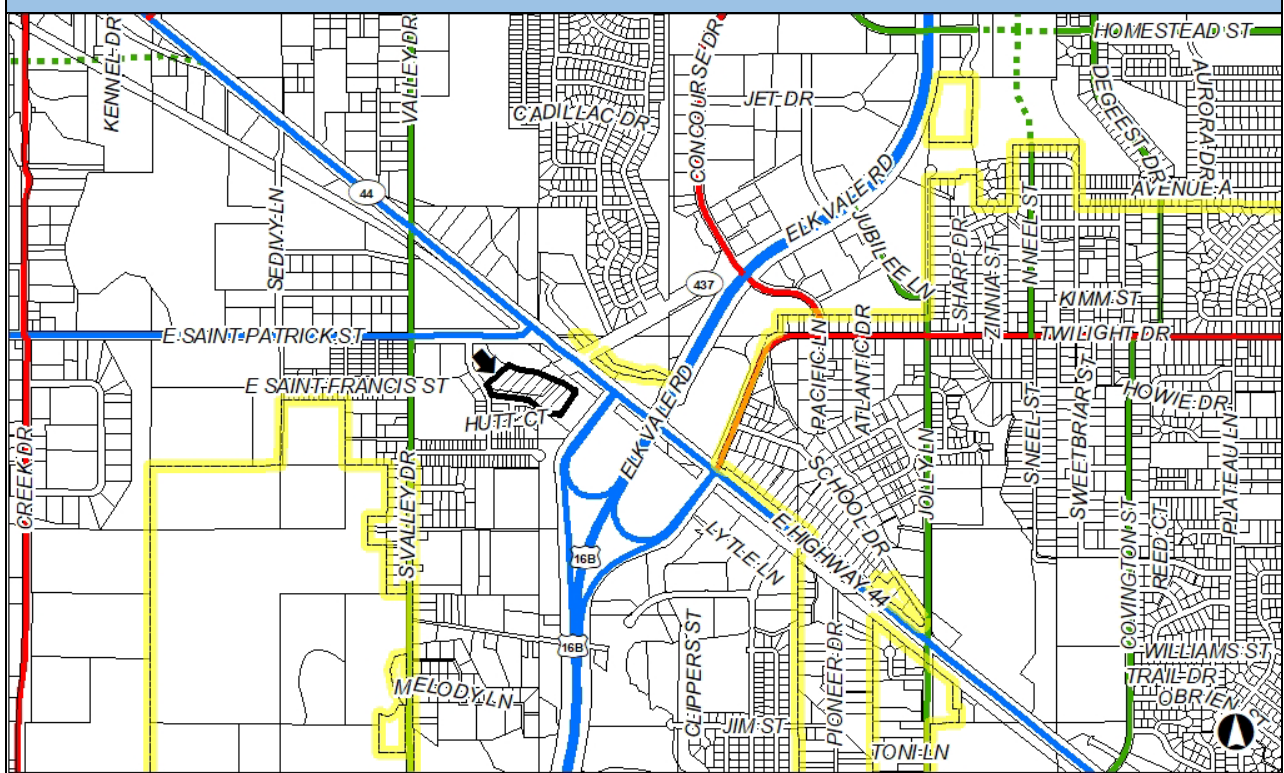
**Existing Land Uses**



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan

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

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	230,000 square feet	246,550 square feet	
Lot Width	50 feet	115 feet	
Maximum Building Heights	3 stories or 35 feet	Three-story / 35 feet	
Maximum Density	30%	25.7%	
Minimum Building Setback:			
• Front	25 feet	140 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	4	4	
Minimum Parking Requirements:			
• # of parking spaces	225	237	
• # of ADA spaces	7	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	
<p><b>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:</b></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 5.66 acres of land zoned General Commercial District. Currently, the property is void of any structural development. The applicant is proposing 10 apartment buildings with a total of 150 units which requires the review and approval of a Final Planned Development Overlay since only one residential structure is allowed per parcel of land. The applicant has also submitted a Rezoning request (File #20RZ041) from General Commercial District to Medium Density Residential District.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	As noted above, the applicant has also submitted a Rezoning request to Medium Density Residential District. The proposed apartment complex complies with the land area regulations for the Medium Density Residential District.
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:	As noted above, the applicant has also submitted a Rezoning request to Medium Density Residential District. The proposed apartment complex will serve as a buffer between the single-family development to the south and

	future commercial development to the north. Staff will initiate a Comprehensive Plan Amendment to update the Future Land Use Map once the design for the Johnson Ranch Subdivision is finalized.
5. Any adverse impacts will be reasonably mitigated:	Upon submittal of a Final Planned Development Overlay application, the applicant must submit the following information: an updated Traffic Impact Study; a sign package; a landscape plan; and, drainage and utility reports.
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 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. In addition, the associated Rezoning request must be approved.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.2A	Mix of Housing Types: The proposed 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.
	<b>A Vibrant, Livable Community</b>
	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1F	Transportation Standards and Plans – The proposed 150-unit apartment complex triggers that an updated Traffic Impact Study be submitted for review and approval with the Final Planned Development Overlay application.
	<b>Economic Stability and Growth</b>
EC-1.2A	Housing Stock: The proposed apartment complex provides additional housing options in the Southeast Connector Neighborhood Area.
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
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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<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
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<b>Future Land Use Plan Designation(s):</b>	Mixed-Use Commercial
<b>Design Standards:</b>	
N/A	The applicant has submitted a Rezoning request (File #20RZ041) from General Commercial District to Medium Density Residential District. Staff will initiate an amendment to the Future Land Use Plan once development is finalized in the Johnson Ranch Subdivision. With this in mind, Rezoning the property as proposed will be in compliance with the City’s Comprehensive Plan.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
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<b>Neighborhood:</b>	Southeast Connector Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1G	Residential Growth: The proposed Initial Planned Development Overlay supports the goal of promoting new residential growth in the Southeast Connector Neighborhood Area.

<b>Findings</b>	
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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 10 three-story apartment buildings with a total of 150 dwelling units. The proposed 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.

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
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Staff recommends approval of the Initial Planned Development Overlay to allow an apartment complex in conjunction with the associated Rezoning and with the following stipulations:	
1.	Upon submittal of a Final Planned Development Overlay application, an updated Traffic Impact Study shall be submitted for review and approval;
2.	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;
3.	Upon submittal of a Final Planned Development Overlay application, a landscape plan in compliance with Chapter 17.50.300 of the Rapid City Municipal Code shall be submitted for review and approval;
4.	Upon submittal of a Final Planned Development Overlay application, a drainage report and calculations shall be submitted;
5.	Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval; and,
6.	This Initial Planned Development Overlay shall allow a 150-unit apartment complex. Prior to issuance of a Building Permit, a Final Planned Development Overlay shall be submitted for review and approval.



## 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)	
<b>Case #20PD035</b>	Initial Planned Development Overlay to allow an apartment complex
<b>Companion Case(s) #</b>	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.