

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
January 21 2021

MEMBERS PRESENT: Erik Braun, Karen Bulman, Eirik Heikes, Eric Ottenbacher, Mike Quasney, Haven Stuck and Vince Vidal.

MEMBERS ABSENT: Kelly Arguello, Racheal Caesar, Mike Gollither and John Herr. Bill Evans, Council Liaison was also absent.

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, Marty Gillies, Tim Behlings, Todd Peckosh, Wade Nyberg and Andrea Wolff.

Braun called the meeting to order at 7:00 a.m.

Lacock requested that items 11 and 12 be taken together.

***11. No. 20PD035 - Johnson Ranch Subdivision**

A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for an **Initial Planned Development Overlay to allow an apartment complex** for portions of Lot E Revised and Lot F Revised of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest 1/16 corner of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota being monumented by a rebar and plastic cap marked LS9213; thence N33°34'55"W, a distance of 895.24 feet to the point of beginning; Thence first course: On a curve turning to the left with an arc length of 109.45 feet, with a radius of 335.00 feet, with a chord bearing of N23°59'47"W, with a chord length of 108.96 feet; Thence second course: N49°31'20"E, a distance of 301.75 feet; Thence third course: S63°32'43"E, a distance of 22.42 feet; Thence fourth course: S70°40'31"E, a distance of 111.35 feet; Thence fifth course: S80°59'43"E, a distance of 105.50 feet; Thence sixth course: S82°55'26"E, a distance of 62.13 feet; Thence seventh course: S60°00'11"E, a distance of 224.99 feet; Thence eighth course: N45°35'27"E, a distance of 8.06 feet; Thence ninth course: S70°13'22"E, a distance of 45.07 feet; Thence tenth course: On a curve turning to the right with an arc length of 22.62 feet, with a radius of 92.00 feet, with a chord bearing of S63°10'46"E, with a chord length of 22.56 feet; Thence eleventh course: S56°08'09"E, a distance of 138.75 feet; Thence twelfth course: On a curve turning to the right with an arc length of 51.36 feet, with a radius of 32.00 feet, with a chord bearing of S10°09'22"W, with a chord length of 46.02 feet; Thence thirteenth course: S35°49'25"W, a distance of 246.14 feet; Thence fourteenth course: N74°29'20"W, a distance of 180.55 feet; Thence fifteenth course: N51°16'05"W, a distance of 201.16 feet; Thence sixteenth course: N81°47'53"W, a distance of 391.73 feet to the point of beginning, more generally described as being located at 2016 and 2030 Provider Boulevard.

12. No. 20RZ041 - Johnson Ranch Subdivision

A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning from General Commercial District to Medium Density Residential District** for those portions of Lot E Revised and Lot F

Revised of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: commencing at the Northwest 1/16 corner of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota being monumented by a rebar and plastic cap marked LS9213; thence N33°34'55"W, a distance of 895.24 feet to the point of beginning; Thence first course: On a curve turning to the left with an arc length of 109.45 feet, with a radius of 335.00 feet, with a chord bearing of N23°59'47"W, with a chord length of 108.96 feet; Thence second course: N49°31'20"E, a distance of 301.75 feet; Thence third course: S63°32'43"E, a distance of 22.42 feet; Thence fourth course: S70°40'31"E, a distance of 111.35 feet; Thence fifth course: S80°59'43"E, a distance of 105.50 feet; Thence sixth course: S82°55'26"E, a distance of 62.13 feet; Thence seventh course: S60°00'11"E, a distance of 224.99 feet; Thence eighth course: N45°35'27"E, a distance of 8.06 feet; Thence ninth course: S70°13'22"E, a distance of 45.07 feet; Thence tenth course: On a curve turning to the right with an arc length of 22.62 feet, with a radius of 92.00 feet, with a chord bearing of S63°10'46"E, with a chord length of 22.56 feet; Thence eleventh course: S56°08'09"E, a distance of 138.75 feet; Thence twelfth course: On a curve turning to the right with an arc length of 51.36 feet, with a radius of 32.00 feet, with a chord bearing of S10°09'22"E, with a chord length of 46.02 feet; Thence thirteenth course: S35°49'25"W, a distance of 246.14 feet; Thence fourteenth course: N74°29'20"W, a distance of 180.55 feet; Thence fifteenth course: N51°16'05"W, a distance of 201.16 feet; Thence sixteenth course: N81°47'53"W, a distance of 391.73 feet to the point of beginning, more generally described as being located at 2016 and 2030 Provider Boulevard.

Lacock presented the applications and reviewed the associated slides. Lacock reviewed the overall development of Johnson Ranch to date. Lacock stated that the proposed development includes 10, 15-unit apartment buildings for a total of 150 apartment units with garage structures located throughout the development. Lacock noted that as this is an Initial Planned Development Overlay, landscaping and a Traffic Impact Study will not be required, but that the Final Planned Development Overlay application would require both. Lacock reviewed an updated master plan showing the proposed apartment complex and proposed open space. Lacock noted that the Medium Density Residential District would provide a buffer between the commercial zoning along Provider Boulevard and the lower density residential zoning to the south. Lacock stated that there is land surrounding the subject property that is currently zoned General Commercial District, but the applicant is working to sell this to the City for drainage. Lacock indicated that staff has received correspondence in opposition as the proposed development is different than the initial proposed commercial uses and the increased traffic. Lacock stated that staff is recommending approval of the Initial Planned Development Overlay to allow an apartment complex in conjunction with the associated Rezoning and with the stipulations outlined in the Project Report and to approve the Rezoning request from General Commercial District to Medium Density Residential District.

Al Glover, 2931 Hutt Court, which is located south of the proposed development, thanked the developer for the diversity that has been created so far but stated he is worried that the proposed apartments will make the density of this section of the development too high in population and create a detrimental impact on the existing

roads and thinks the development should be denied.

In response to a question from Heikes on the turning radius for emergency vehicles, Tim Behlings, Division Chief for Rapid City Fire Department, stated that there had been some concern and discussion regarding this but that they have been confirmed that they are adequate.

Bulman moved, Vidal seconded and unanimously carried to continue past the 9:00 deadline.

Lacock noted that with the Traffic Impact Study would be received with the Final Planned Development application and that any improvements or changes required would be addressed at that time.

Kyle Treloar, Dream Design, stated that they are very proud of the development stating that to date over 80 houses have been built and the development as a whole has a great community feel and that working with the City, they have achieved design, feel and price points that they had proposed. Treloar spoke to the traffic impact noting that the original plan had identified a large area as commercial which has a high traffic impact and noted improvements such as opening up the turn lane from Provider Boulevard onto E. St. Patrick Street and building Provider Boulevard with an additional lane to help accommodate the traffic increase. Treloar also noted that in working with Public Works, they identified a need for additional drainage and adjusted the plan to address this need. Treloar noted that this helped to arrive at the decision to change from a commercial to a residential development and that they will continue to work with the City.

In response to a question from Stuck on access, Fisher noted there is more than one access to the development even though it is anticipated that Provider Boulevard will serve as primary access to the property. Fisher further stated that the intersection of Provider Boulevard and E. St. Patrick Street will not warrant signalization.

In response to Vidal's question on drainage and design, Treloar reviewed how they arrived at the current drainage design.

Al Glover stated that the current roads will not accommodate higher traffic and he asks the Commission to consider the impact.

Quasney moved, Vidal seconded and the Planning Commission approved 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;

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.

And recommended approval of the Rezoning from General Commercial District to Medium Density Residential District. (7 to 0 with Braun, Bulman, Heikes, Ottenbacher, Quasney Stuck and Vidal voting yes and none voting no).