



Rapid City Planning Commission

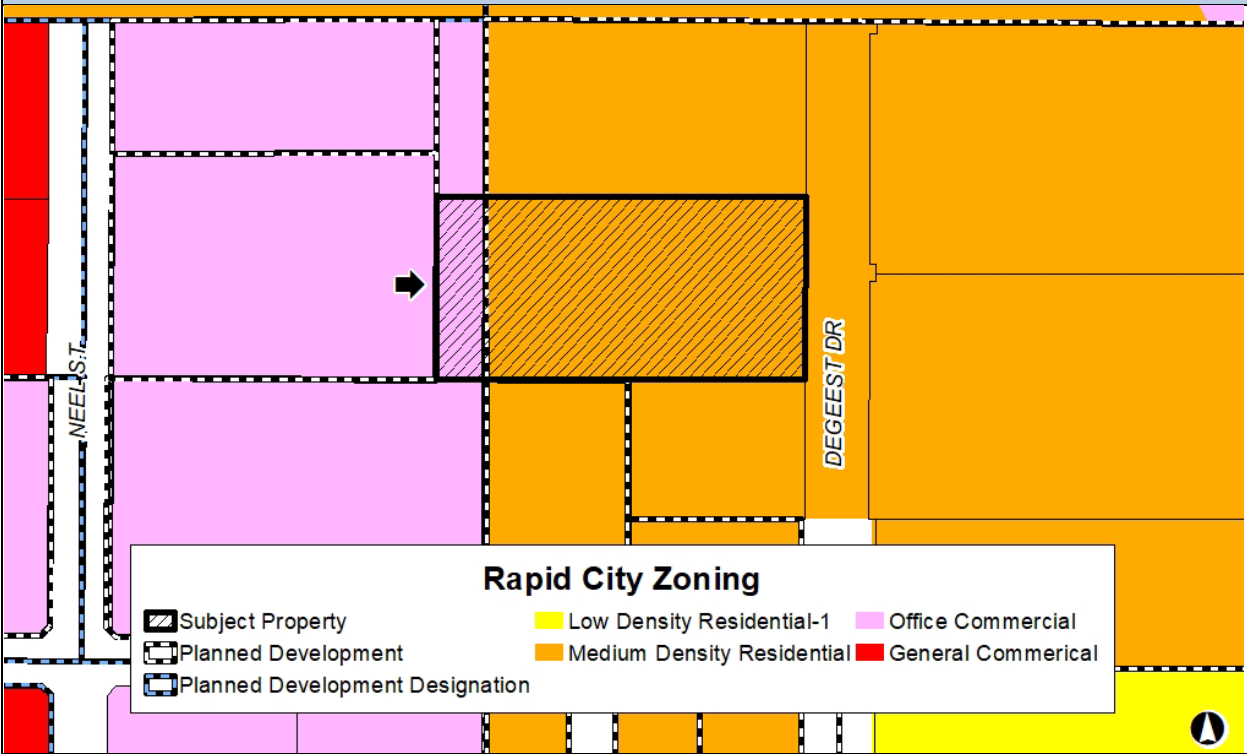
Planned Development Overlay Project Report

February 18, 2021

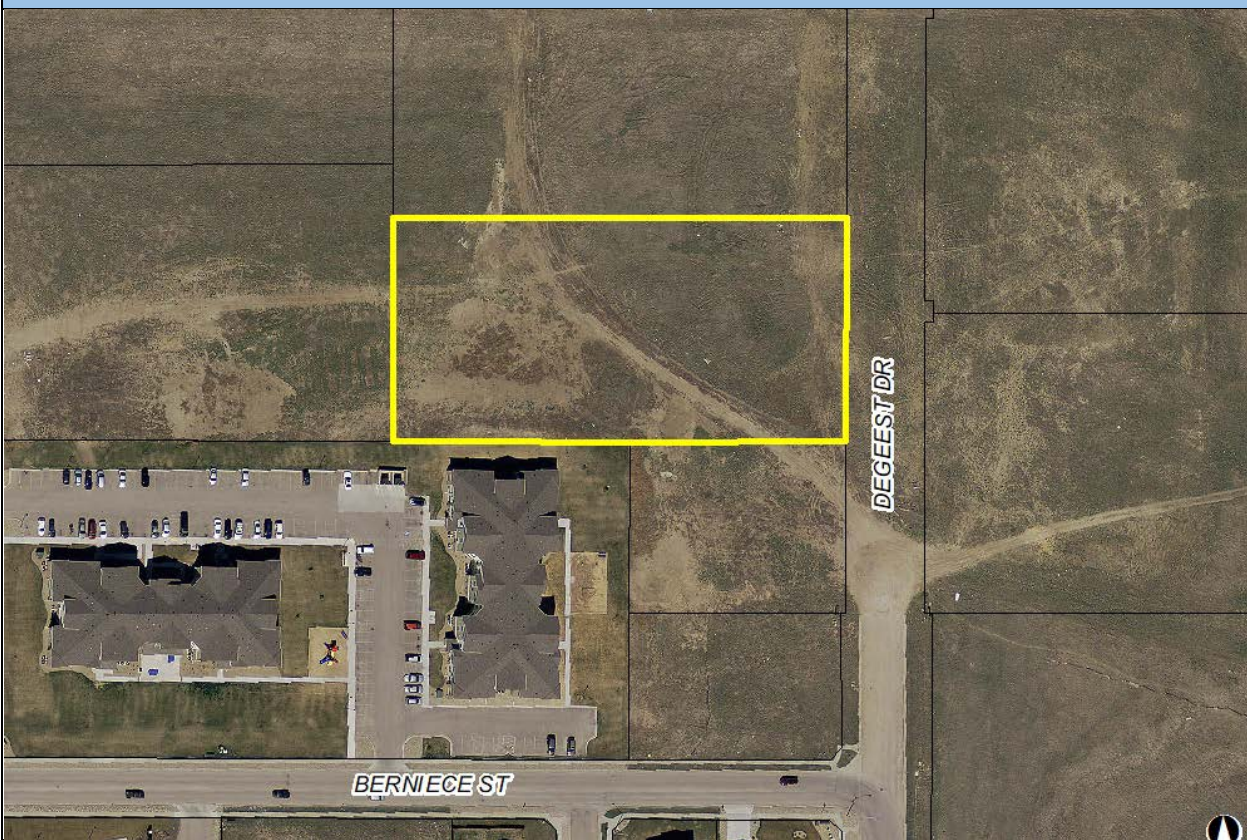
Item #9	
Applicant Request(s)	
Case #21PD001 – Final Planned Development Overlay to allow an apartment complex	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Final Planned Development Overlay to allow an apartment complex with stipulations as noted below.	
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow an affordable apartment complex on a property located at 427 Degeest Drive. The project will help meet the need in Rapid City for affordable housing and make progress towards the Comprehensive Plan goals of building a community that is inclusive, vibrant, and safe. Specifically, the applicant is proposing to construct a 41-unit, 3-story apartment building on the property that provides housing for tenants with household incomes at or below 30% - 60% of the Rapid City median income. The subject property is 1.7 acres in size, zoned Medium Density Residential District and Office Commercial District, and located within a Planned Development Designation. Pursuant to Section 17.50.050 of the Rapid City Municipal Code, a Final Planned Development Overlay must be reviewed and approved prior to issuance of a Building Permit for any property located within a Planned Development Designation. As such, the applicant has submitted this Final Planned Development Overlay application to allow the proposed apartment building.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Lloyd Companies	Planner: Marty Gillies
Property Owner: C.R. Lloyd Associates, Inc.	Engineer: Dan Kools
Architect: VanDeWalle Architects, LLC	Fire District: Tim Behlings
Engineer: FMG Engineering	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	427 Degeest Drive
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Big Sky Business Park Subdivision
Land Area	1.7 acres
Existing Buildings	Void of structural development
Topography	Relatively level
Access	Degeest Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power/MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR/OC-PDD	UN	Vacant
Adjacent North	MDR-PD	UN	Vacant
Adjacent South	MDR-PD	UN	Apartment complex
Adjacent East	MDR-PD	UN	Vacant
Adjacent West	OC-PD	MUC	Vacant

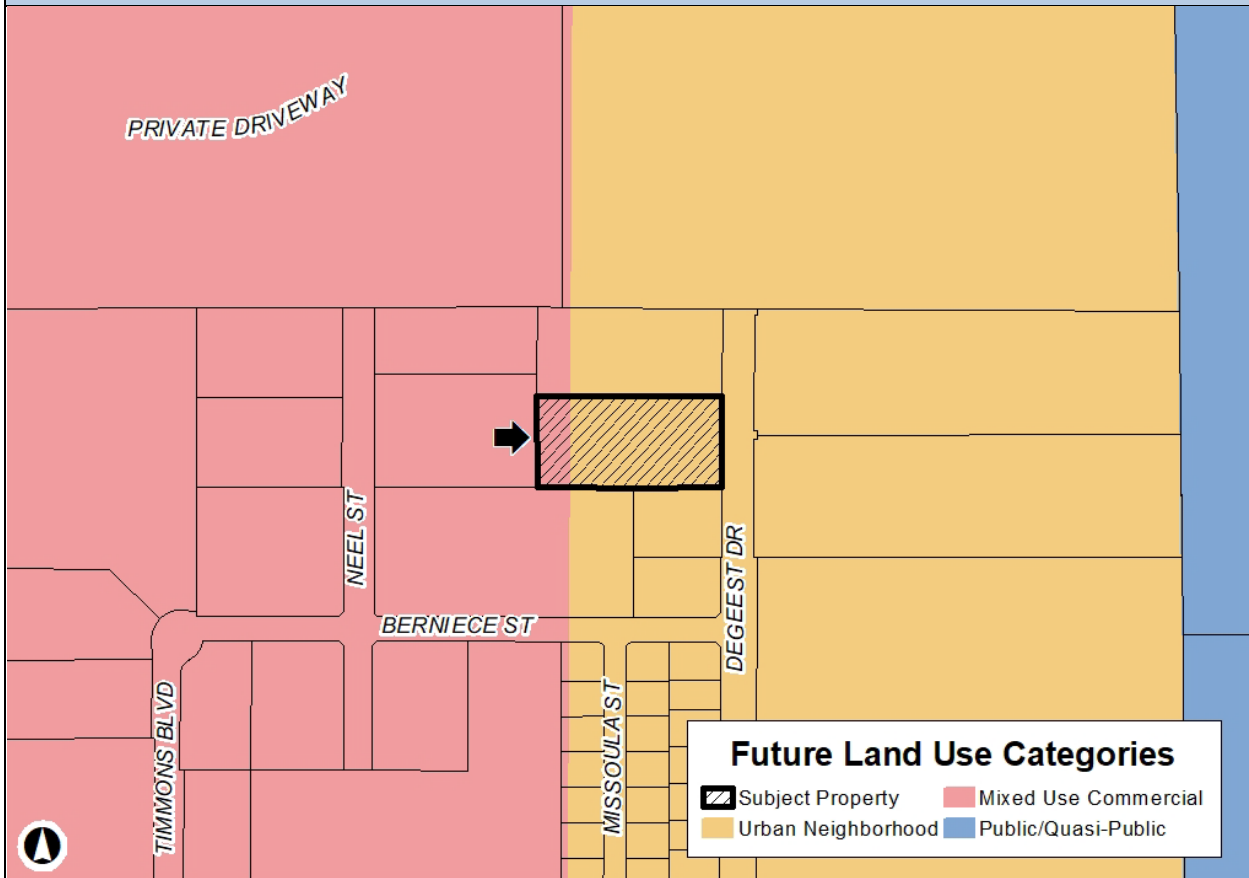
Zoning Map



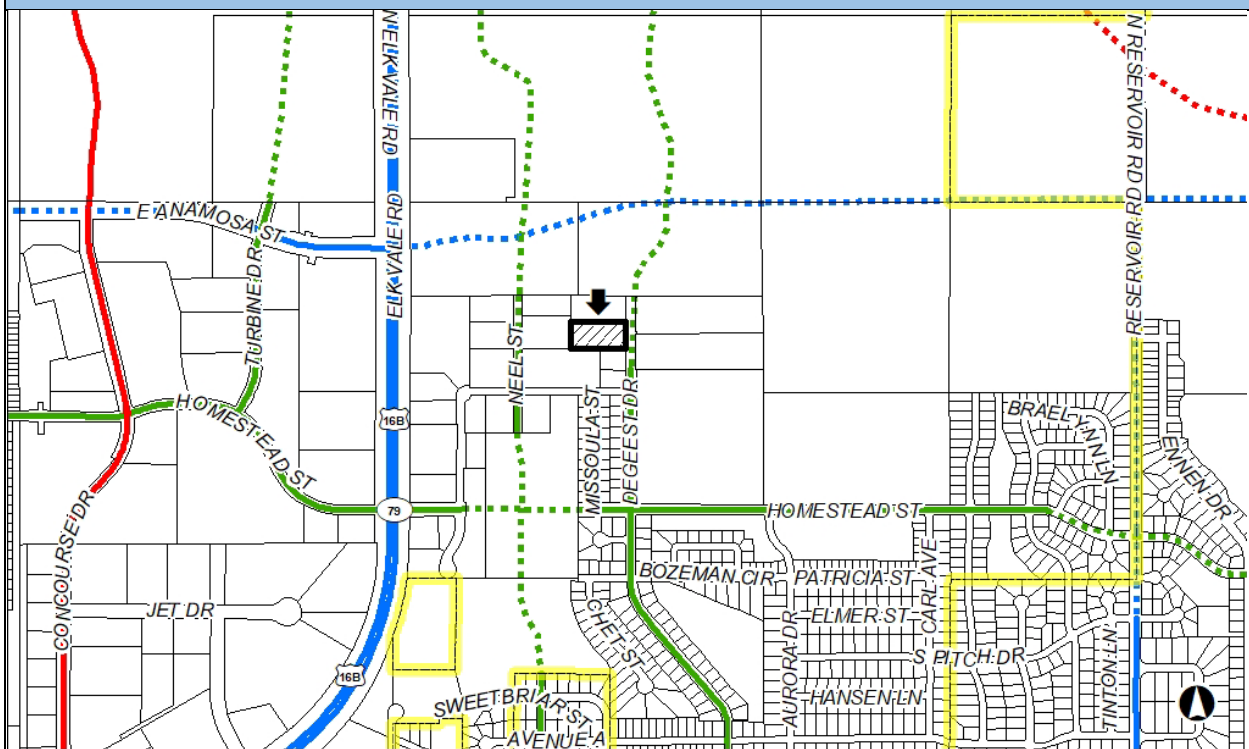
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		23,000 square feet	1.7 acres or 74,052 square feet
Lot Width		100 feet	Approximately 188 feet
Maximum Building Heights		3 stories or 35 feet	3 stories
Maximum Density		30%	17.6%
Minimum Building Setback:			
• Front		25 feet	98 feet
• Rear		25 feet	72 feet
• Side		12 feet	20 feet
• Street Side		20 feet	29 feet
Minimum Landscape Requirements:			
• # of landscape points		Pursuant to RCMC 17.50.300	62,120
• # of landscape islands		Pursuant to RCMC 17.50.270	1
Minimum Parking Requirements:			
• # of parking spaces		Pursuant to RCMC 17.50.270	67
• # of ADA spaces		Pursuant to RCMC 17.50.270	3
Signage		Pursuant RCMC 17.50.100	None proposed
Fencing		Pursuant to 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 a 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 subject property is 1.7 acres in size and is zoned Medium Density Residential District and Office Commercial Districts. The applicant is proposing to develop the property as a 3-story, 41-unit apartment building. A multi-family apartment building is a permitted use within the Medium Density Residential District and Office Commercial District. However, the applicant has submitted this Final Planned Development Overlay application because the property is located within a Planned Development Designation, requiring the review and approval of a Final Planned Development Overlay prior to issuance of a Building Permit.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	An apartment complex is a permitted use with the Medium Density Residential District and Office Commercial District. However, since the property is located within a Planned Development Designation, review and approval of a Final Planned Development Overlay is required prior to issuance of a Building Permit.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the	The applicant has not requested any Exceptions as a part of this application.

public good or impair the purposes and intent of these regulations:	
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A multi-family development is a permitted use within the Medium Density Residential District and Office Commercial District. The applicant has submitted this application because the property is located within a Planned Development Designation, requiring the review and approval of a Final Planned Development Overlay application prior to issuance of a Building Permit.
5. Any adverse impacts will be reasonably mitigated:	<p>Parking: The 41-unit apartment complex requires that 62 parking spaces be provided, with 3 of the spaces being ADA accessible. The site plan identifies 65 surface parking spaces with 3 of the spaces being ADA accessible. The number of spaces provided also requires a landscape island be provided, which is identified on the landscaping plan.</p> <p>Bike Parking: Staff visited with the applicant to discuss providing a covered bike rack on the property to meet the needs of the residents of this affordable housing development. The applicant indicated that this amenity would be provided. Staff recommends that a site plan be revised to show the location and specification of the covered bike rack upon submittal of a building permit.</p> <p>Open Space: The 41-unit apartment complex requires that a minimum of 16,400 square feet of usable open space be provided within the apartment development. The applicant's site plan identifies 25,000 square feet of open space, including a community playground and other miscellaneous greenspace amenities.</p> <p>Landscaping: The 13,703 square-foot apartment complex on a 75,153 square-foot lot requires 61,450 landscaping points. The site plan identifies 62,120 landscaping points, including a mix of large trees, shrubs, and turf; and a landscaping peninsula in the parking lot.</p> <p>Addressing the items as noted above will reasonably mitigate any adverse impacts from the proposed development.</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:	The applicant has not requested any Exceptions as a part of this application.

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 development will create additional multi-family housing in the neighborhood. The subject property is adjacent to additional apartment developments and near single-family residential units. Furthermore, the proposed development will provide housing options for tenants at or below 30% to 60% of the Rapid City median income, introducing affordable housing to the neighborhood. This housing type will complement the single family homes and more expensive apartment options in the area, fostering an inclusive and balanced community.
 A Vibrant, Livable Community	
LC-2.1A	Targeted Residential Growth Areas: The proposed development is located within the Urban Services Boundary and will utilize existing infrastructure. This example of infill development in a developing area targeted for residential growth maximizes resources and reduces the cost of providing services to the property.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: The property will be accessed via Degeest Drive, which is identified as a Collector Street on the City's Major Street Plan. This Collector Street will be able to accommodate the traffic from this residential development while maintaining safe, efficient driving conditions in the area.
 Economic Stability and Growth	
	N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The proposed 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 Planned Development Overlay 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:	
SDP-N1	Mix of Housing Types: The proposed development project will add a mix of multi-family housing to existing single-family residential uses in the neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed apartment complex will create additional and affordable housing options in the Elk Vale Neighborhood Area.

Findings	
<p>Staff has reviewed the 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 this Final Planned Development Overlay to allow a 41-unit apartment building on the subject property that will provide housing for tenants with household incomes at or below 30% - 60% of the Rapid City median income. A multi-family development is a permitted use within the Medium Density Residential District and Office Commercial District, but requires the review and approval of this Final Planned Development Overlay because the property is located within a Planned Development Designation. The proposed affordable development adds variety to the existing housing stock in this neighborhood area that includes single-family dwelling units and multi-family dwelling units while keeping with the existing character of the neighborhood. As noted previously, the project will help meet a real need in Rapid City for truly affordable housing and make progress towards the Comprehensive Plan goals of building a community that is inclusive, vibrant, and safe. As such, staff recommends approval of the Final Planned Development Overlay to allow an apartment complex.</p>	

Planning Commission Recommendation and Stipulations of Approval	
<p>Staff recommends approval of the Final Planned Development Overlay to allow an apartment complex with the following stipulations:</p>	
1.	Prior to issuance of a Building Permit, the site plan shall be revised to show the location of a covered bike rack on the property;
2.	Prior to issuance of a Building Permit, the landscape plan shall be revised identifying the proposed vegetation within the landscape peninsula;
3.	Landscaping, parking, and open space shall be provided pursuant to the plans approved as a part of this Final Planned Development Overlay application;
4.	All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Development Overlay;
5.	The Final Planned Development Overlay shall allow for a 3-story, 41-unit apartment complex. Any change in use or expansion of use that is permitted in the Medium Density Residential District shall require a Minimal Amendment to the Final Planned Development. Any change in use or expansion of use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Final Planned Development Overlay.