



Rapid City Planning Commission

Planned Development Overlay Project Report

March 4, 2021

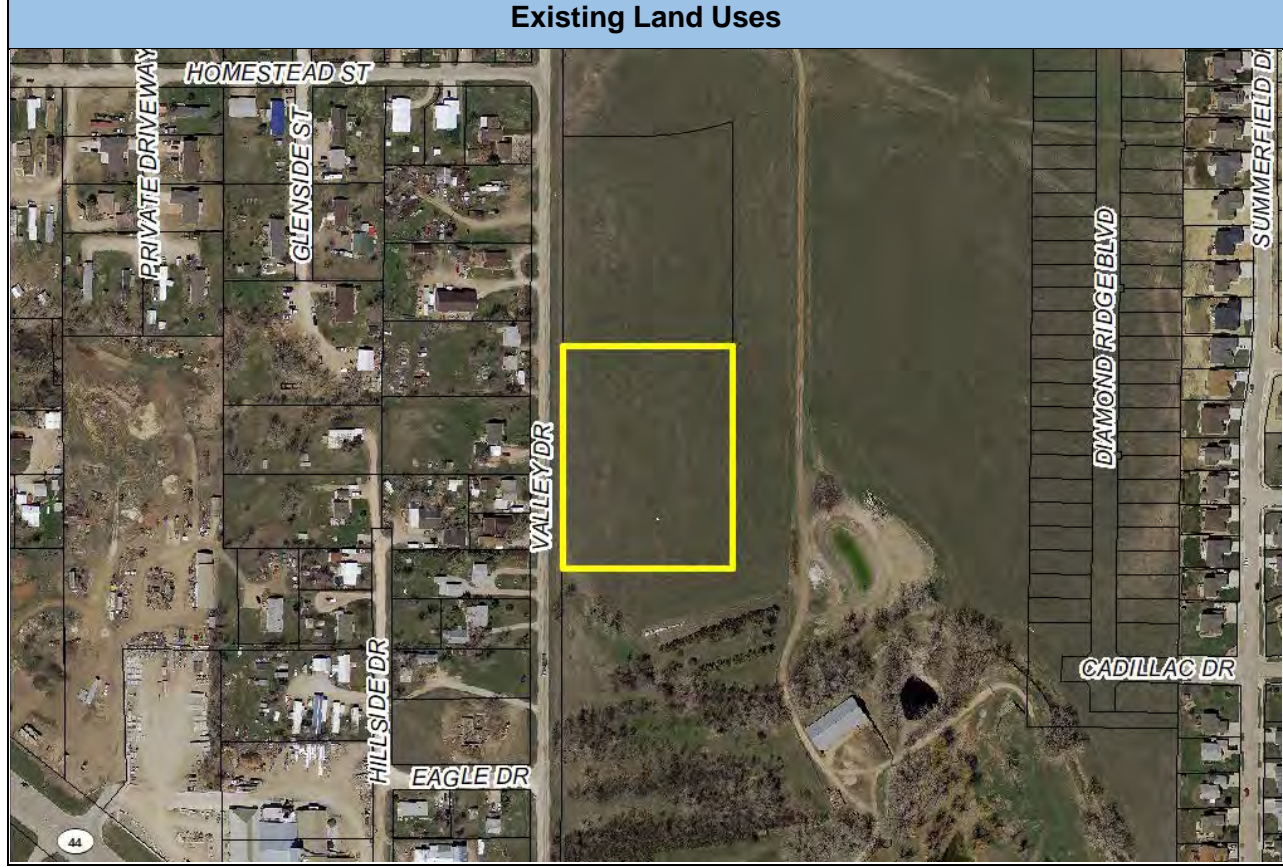
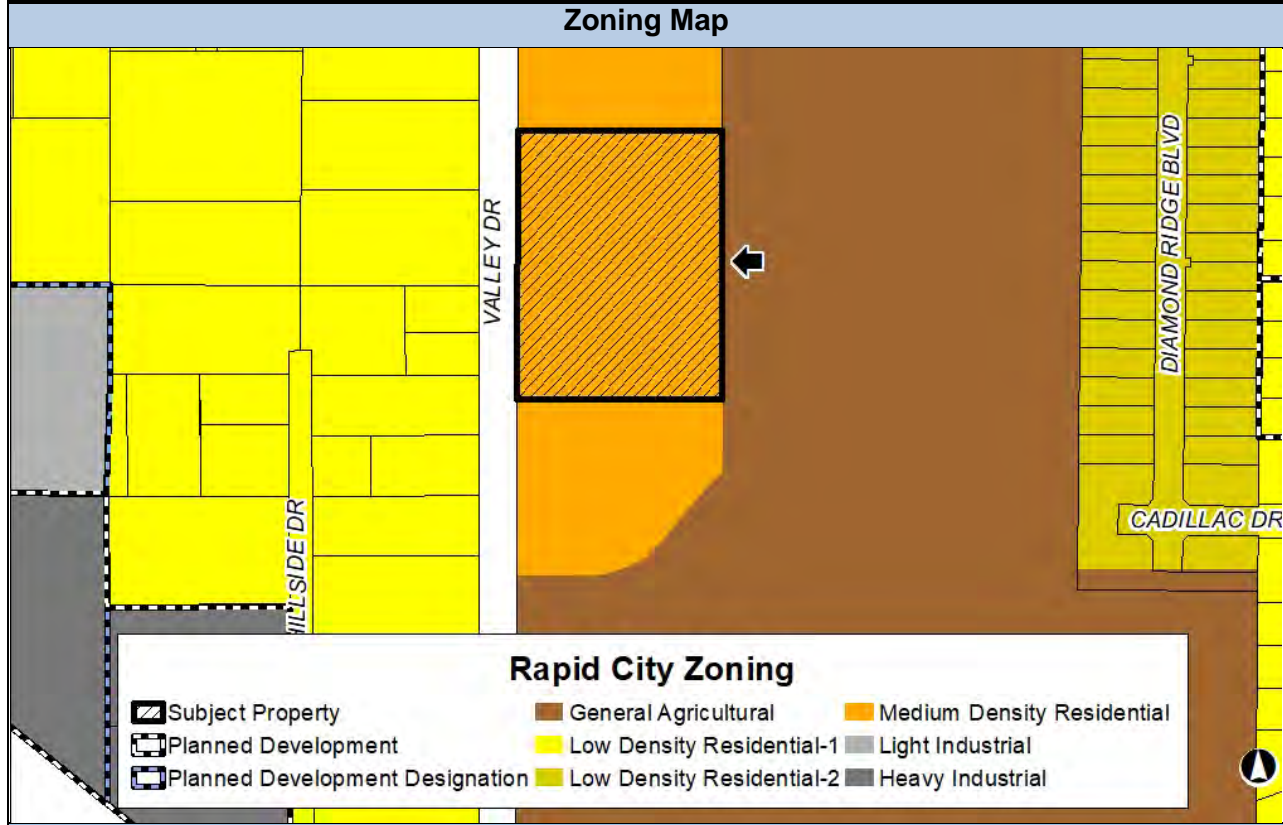
Item #2
Applicant Request(s)
Case #21PD002 – Final Planned Development Overlay to allow an apartment complex
Companion Case(s) N/A

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

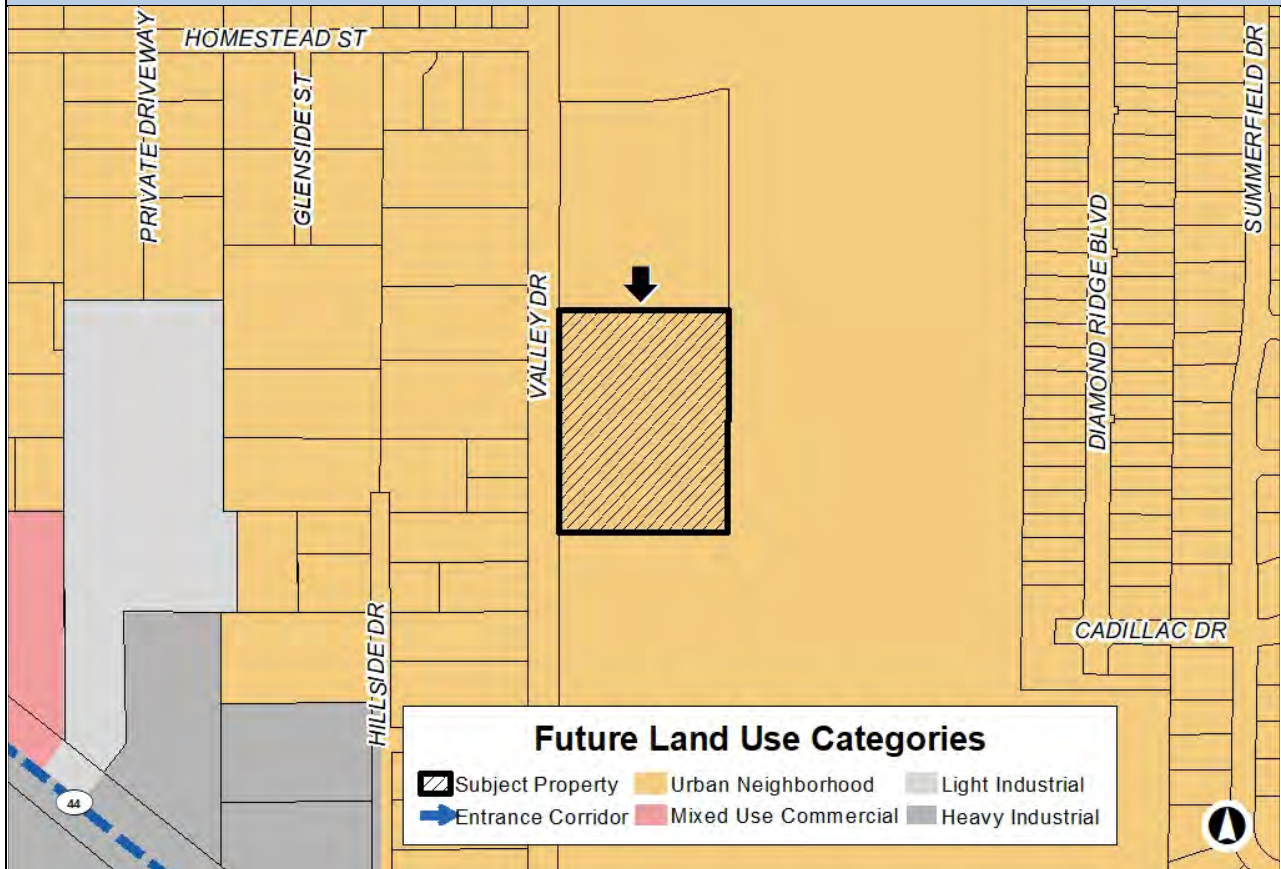
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow an apartment complex on a parcel of land approximately 3.73 acres in size zoned Medium Density Residential District. In particular, the applicant is proposing to construct a 90-unit apartment complex with six 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.</p>	
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: 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	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

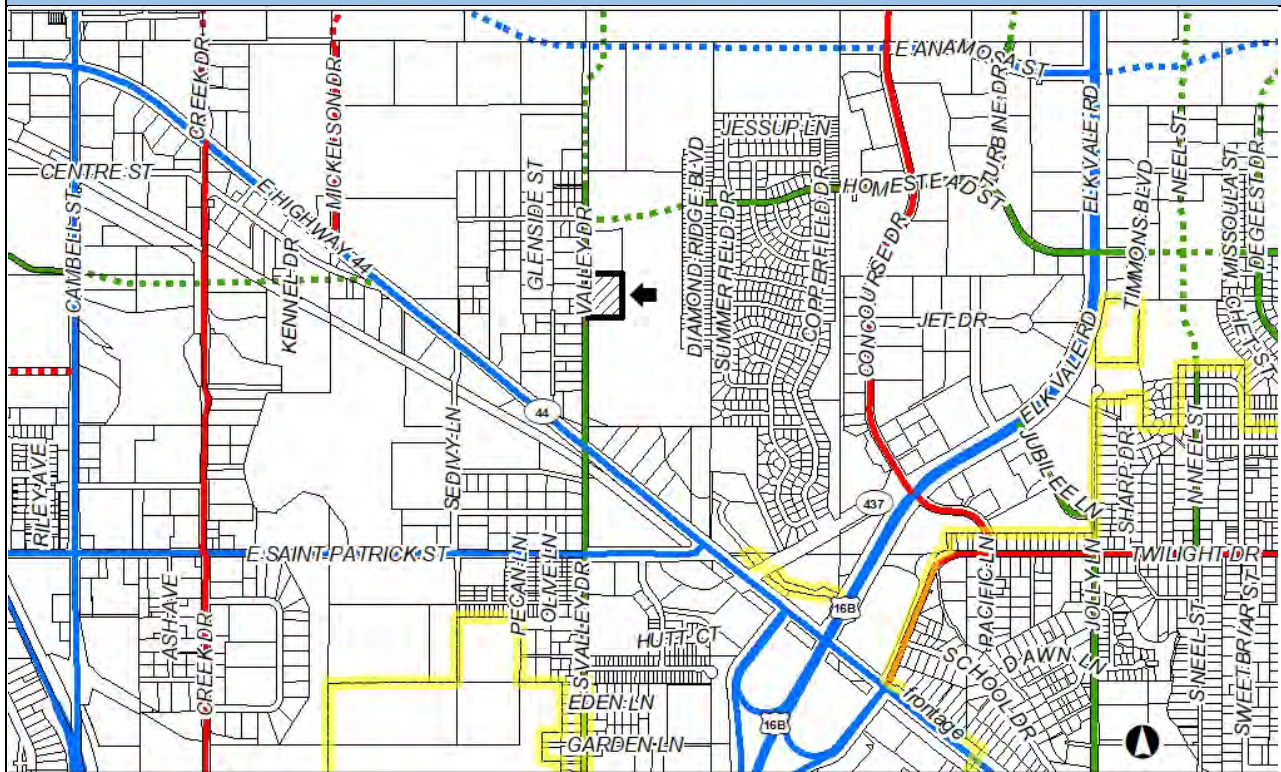
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Void of structural development
Adjacent North	MDR	UN	Void of structural development
Adjacent South	MDR	UN	Void of structural development
Adjacent East	GA	UN	Void of 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
- Proposed principal arterial
- Proposed minor arterial

Relevant Case History			
Case/File#	Date	Request	Action
20PD028	09/24/2020	Initial PD to allow an apartment complex	PC approved
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	140,000 square feet	162,478 square feet	
Lot Width	50 feet	462 feet	
Maximum Building Heights	3 stories or 35 feet / 15 feet for accessory structures	3 stories / 35 feet and 15 feet for garages	
Maximum Density	30%	Approximately 26.6%	
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	119,249 / 36,000 sf of useable open space	119,491 / 42,292 sf of useable open space	
• # of landscape islands	3	3	
Minimum Parking Requirements:			
• # of parking spaces	135	184	
• # of ADA spaces	5	12	
Signage	As per RCMC 17.50.100	Ground signs and wall signage allowed	
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 a 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 six 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 six primary structures which requires the approval of a Final Planned Development Overlay.
5. Any adverse impacts will be reasonably mitigated:	<p>Parking: A minimum of 135 parking spaces are required. The site plan identifies 184 parking spaces with 68 being garage spaces. The parking plan is in compliance with the Zoning Ordinance.</p> <p>Landscaping: A minimum of 119,249 landscape points are required. The landscape plan identifies a total of 119,491 landscape points. The landscaping is in compliance with the Zoning Ordinance.</p> <p>Open Space: A minimum of 36,000 square feet of useable open space is required. The site plan identifies a total of 42,292 square feet of open space in compliance with the Zoning Ordinance.</p> <p>Sidewalk: Sidewalk is required along Valley Drive. The site plan identifies a 5-foot wide sidewalk in compliance with the Infrastructure Design Criteria Manual.</p> <p>Utilities: The property is served by Rapid Valley Sanitary District (RVSD). The RVSD has indicated that plans for a 12-inch water main have been approved. Prior to issuance of a Certificate of Occupancy, the water main must be constructed and accepted by RVSD.</p> <p>Drainage: Portions of the property are located in the Perrine Drainage Basin and the Unnamed Tributary Drainage Basin. The applicant has submitted a Drainage Plan addressing storm water quality and quantity.</p> <p>Traffic: The proposed 90-unit apartment complex does not require that a Traffic Impact Study be submitted. Valley Drive is identified as a Collector Street on the City's Major Street Plan. In 2019, the City Council granted an exception from the Infrastructure Design Criteria Manual to waive improving Valley Drive to Collector Street standards. Valley Drive is a two-lane road which can handle more than 4,000 trips a day. The City's Traffic Engineer has indicated that with the addition of the 90-unit apartment complex, daily trips will increase to 2,000 trips a day on Valley Drive. No improvements to Valley Drive are required.</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:	As noted above, the applicant is not requesting any Exceptions. All land area regulations are being met.

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 an additional housing option in the Elk Vale Road Neighborhood Area. The area is currently developed with primarily single-family dwellings.
 A Vibrant, Livable Community	
LC-1.3B	Entrance Corridor Coordination: Diamond Ridge Subdivision is located north of East S.D. Highway 44 which is identified as an Entrance Corridor. Diamond Ridge Subdivision is a mixed-density residential development and promotes a positive image of Rapid City.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.3C	Nearby Housing: The proposed apartment complex fulfills a need for housing in the Elk Vale Road Neighborhood Area. The location is convenient to East S.D. Highway 44 and Elk Vale Road providing quick access to all areas of the City.
 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. An Exception was granted by City Council to waive the requirement to construct Valley Drive to Collector Street standards as per the Infrastructure Design Criteria Manual. The 90-unit apartment complex does not exceed the 15-unit maximum which would require a Traffic Impact Study. No improvements to Valley Drive are proposed.
 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	
RC-1.1D	Distribution of Parks and Facilities: Star of the West Sports Complex is located southwest of the subject property and is an example of the distribution and diversity of recreational opportunities in the City.
 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 Final 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 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 Final Planned Development Overlay supports the goal of promoting new residential growth in the Elk Vale Road 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 a Final Planned Development Overlay application to allow an apartment complex consisting of six three-story apartment buildings with a total of 90 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. The applicant should be aware that the 12-inch water main must be constructed and accepted by the Rapid Valley Sanitary District prior to issuance of a Building Permit.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:	
1.	Prior to issuance of a Certificate of Occupancy, the 12-inch water main shall be constructed, functioning, and accepted by Rapid Valley Sanitary District;
2.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
3.	This Final Planned Development Overlay shall allow a 90-unit apartment complex. Any permitted use in the Medium Density Residential District in compliance with the Parking Ordinance shall require a Minimal Amendment. Any conditional use shall require the review and approval of a Major Amendment to the 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 #21PD002	Final 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 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.